

# 2 Pitcairnie Lane, Carnbo, Kinross-shire



Law Location Life

## 2 | Pitcairnie Lane | Carnbo | Kinross-shire

A Luxury Pend Linked Family Home, built by the renowned builder Simon Wilson Homes, a Kinross-shire based company who specialised in creating characterful, individual new homes. Set within private walled gardens in a small development of similar properties, 2 Pitcairnie Lane is situated in the small Kinross-shire village of Carnbo.

This unique property is arranged in an open courtyard style and offers beautifully presented, deceptively spacious and extremely flexible accommodation comprising;

Ground Floor - Entrance Vestibule, Reception Hallway, Sitting Room, Dining Room, Open Plan Kitchen/Dining/Family Room, Utility Room, Lounge/Downstairs Guest Bedroom, WC Room.

First Floor - Master Bedroom (En-Suite Shower Room), 3 Further Double Bedrooms and Family Bathroom.

Additionally, the property further benefits from an integral garage, gardens to the rear and side and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the reception vestibule. There is attractive tiled flooring and doors to the under stair storage cupboard and reception hallway.

### Reception Hallway

The reception hallway has tiled flooring and doors providing access to the sitting room, dining room, lounge/bedroom 5, kitchen/dining/family room and wc room. There is a staircase to the upper level.

### Sitting Room

A large reception room with carpeted flooring, window to the rear and French doors into the garden.

### Dining Room

A further reception room with carpeted flooring, window to the side and French doors into the garden.

### Lounge/Bedroom 5

A versatile room that could be utilised as a further reception room or a ground floor guest bedroom. There are two windows to the front and carpeted flooring.

### Open Plan Kitchen/Dining/Family Room

A stunning contemporary styled kitchen with storage units at base and wall levels, attractive worktops with coordinating splash back, 1 1/2 bowl sink and drainer and tiled flooring. There is a feature kitchen island with additional storage and seating for 4. Fitted appliances include induction hob, 'Smeg' fitted oven, dishwasher and fridge freezer. There are two windows to the side and two windows to the rear, with French doors providing access into the rear garden.

### Utility Room

A large utility room with tiled flooring, additional storage units, worktop and stainless steel sink and drainer. There is space and plumbing for a washing machine and tumble dryer, hatch to attic space with Ramsay ladder, door to the side into the garden and door providing direct access into the integral garage.

### WC Room

The wc room is fully tiled and comprises; wall hung wash hand basin, wc and towel radiator. There is a window to the front.

### Upper Level Landing

An attractive staircase with window to the front, with additional Velux window above, provides access to the upper landing. There are doors to 4 bedrooms, family bathroom and storage cupboard.

### Master Bedroom

The master bedroom has carpeted flooring, fitted wardrobe with sliding mirrored doors, two windows to the rear and two additional Velux windows above. There is a door to the en suite shower room.

### En Suite Shower Room

The en suite shower room comprises; wc, 'his and hers' pedestal wash hand basins, walk in shower and towel radiator. There is attractive floor tiling with additional tiling to half wall level.

### Bedroom 2

A double bedroom with carpeted flooring, fitted wardrobe with sliding mirrored doors and two windows to the rear with two additional Velux windows above.

### Bedroom 3

A further double bedroom with fitted wardrobe/storage cupboard, carpeted flooring, hatch to the attic space with Ramsay ladder and two windows to the front with two additional Velux windows above.

### Bedroom 5

A double bedroom with carpeted flooring and two windows to the rear, with two additional Velux windows above.

### Family Bathroom

The family bathroom comprises; wc, pedestal wash hand basin, corner shower, bath with shower attachment and towel radiator. There is attractive floor tiling with additional tiling to half wall level and two Velux windows to the front.

### Attic Space

Both attic spaces are floored with lighting, with the attic space accessed from bedroom 3 also having power.

### Gardens

The property is set in attractive gardens to the rear and side, with views over the countryside. The rear garden is predominantly laid to lawn with various patio areas, perfect for outside dining and entertaining. There is a timber summer house and side garden which has an additional patio area, lawn and sleeper planters with wild plants and flowers.

### Summer House

The timber summer house has French doors to the front and windows to each side. There is power and light.

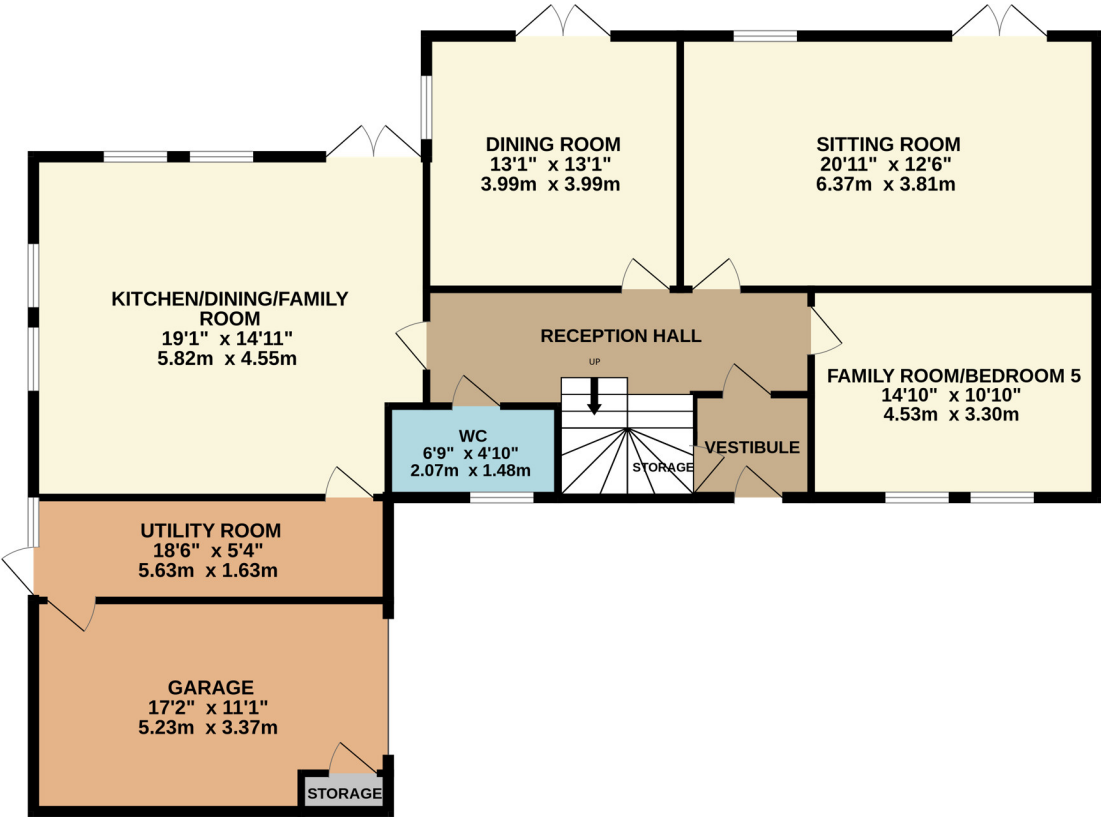
### Garage & Driveway

The property benefits from an integral garage with storage cupboard, electric door, power and light. The driveway to the front of the property can accommodate 3 cars and is mono-blocked.

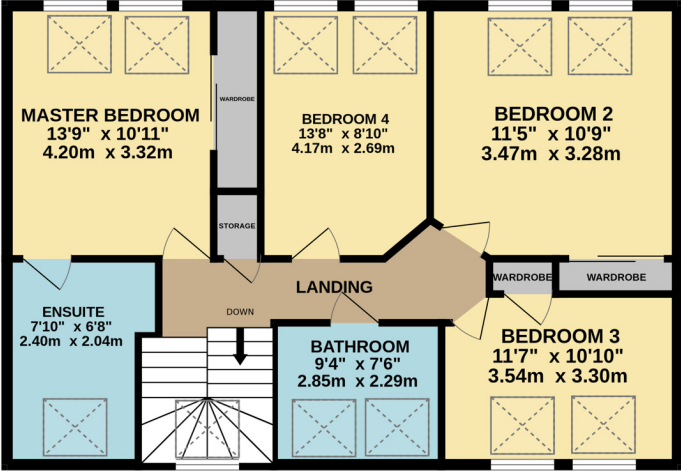
### Heating

Oil Central Heating.

GROUND FLOOR



1ST FLOOR



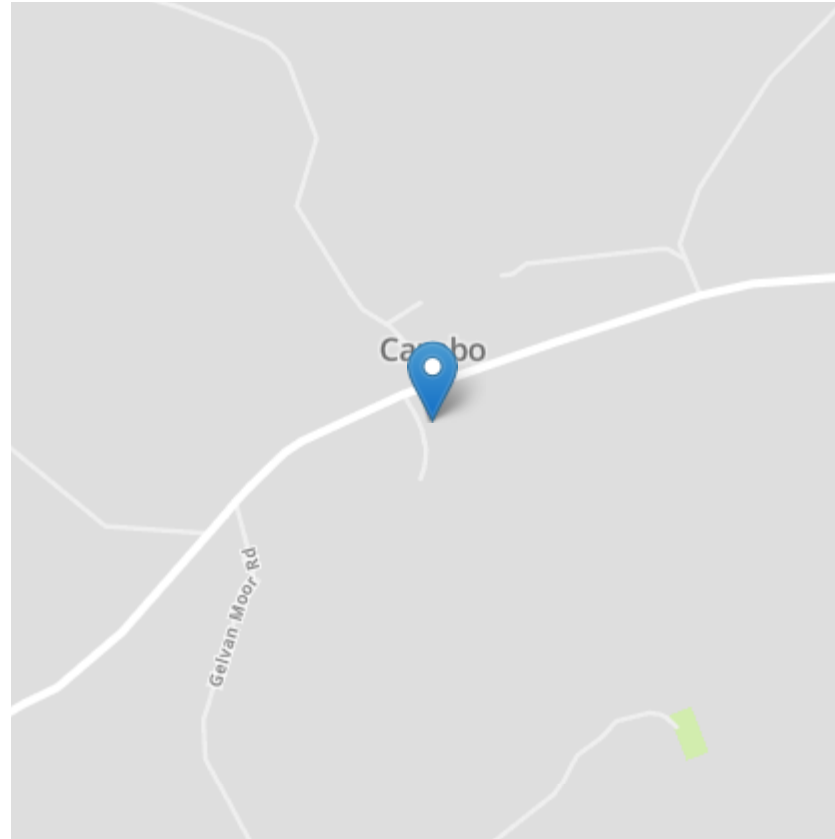
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# PITCAIRNIE LANE, KINROSS-SHIRE - A BETTER PLACE TO LIVE

Carnbo is a small village 6 miles outside the town of Kinross and is the ideal commuter base for its easy proximity to Edinburgh, Glasgow, Stirling, Perth and St Andrews, all within an hour's drive via the M90 motorway network. Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, as well as the highly renowned Private school of Dollar Academy. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

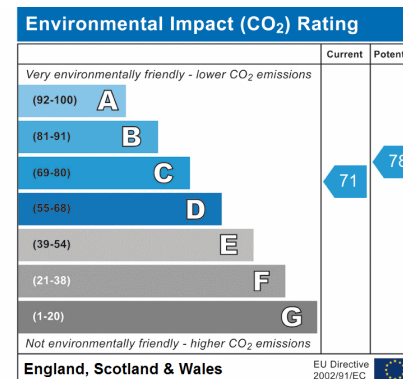
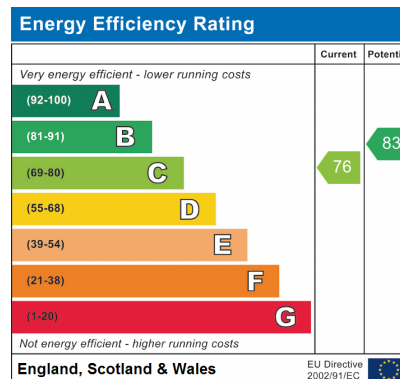
T: 01577 862405  
F: 01577 862829  
E: [property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)  
[www.andersons-kinross.co.uk](http://www.andersons-kinross.co.uk)

#### Partners

John Wellburn LL.B DIP L.P N.P  
Lorna E. Miller LL.B DIP L.P N.P

#### Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.



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