

The Willow

Glenlomond Development, Glenlomond



Law Location Life

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Luxury Eco Friendly Detached Villa situated within the exclusive Glenlomond development on the north side of Loch Leven. The property offers tranquillity and spectacular scenery, whilst still being situated within easy commuting proximity of Edinburgh, Perth and Dundee.

With good access to local amenities in Kinross, as well as a local pub and and the renowned Loch Leven's Larder Farm Shop and Cafe a short drive away, this property offers spacious family friendly accommodation with comprises;

Reception Hallway, Sitting Room, Open Plan Kitchen/Dining, Utility Room, WC/Cloakroom, Master Bedroom (En Suite Shower), 4 Further Bedrooms and Family Bathroom.

Additionally the property further benefits from gardens to the front and rear, integral garage and driveway.

Viewing is highly recommend and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There are doors providing access to the sitting room, kitchen/dining room, wc/cloakroom, 2 storage cupboards and staircase to the upper level.

Sitting Room

A large reception room with window to the front and double doors into the open plan kitchen/dining room

Open Plan Kitchen Dining Room

A magnificent room with contemporary kitchen with storage at base and wall levels, work tops, sink, breakfast bar and fitted appliances. There is a window to the rear, French doors into the garden and doors providing access to under stair storage cupboard, utility room and reception hallway.

Utility Room

A good sized utility room with further storage units, worktops, spaces for appliances and sink. There is a window and door to the rear into the garden and door providing access into the integral garage.

WC/Cloakroom

The wc/cloakroom has a wc, wall hung wash hand basin with storage, attractive tiling and window to the front.

Upper Level Landing

A gallery landing provides access to 5 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

The master bedroom has a fitted wardrobe, window to the front and door to the en suite shower room

En Suite Shower Room

Th en suite shower room has attractive tiling, wc, wall hung wash hand basin with storage and shower.

Bedroom 2

A double bedroom with window to the rear.

Bedroom 3

A further bedroom with a window to the rear.

Bedroom 4

The fourth bedroom has a window to the rear and fitted wardrobe.

Bedroom 5

A double bedroom with window to the front and fitted wardrobe.

Family Bathroom

A large family bathroom with attractive tiling, 'his and hers' wall hung wash hand basins with storage, bath, shower and windows to the front.

Gardens

A sizeable and enclosed rear garden to the rear.

Garage & Driveway

There is a single integral garage and mono block driveway to the front.

EV Charging

There is an electric vehicle charger to the front.

Heating

Eco-friendly air source heat pump.

Reservations

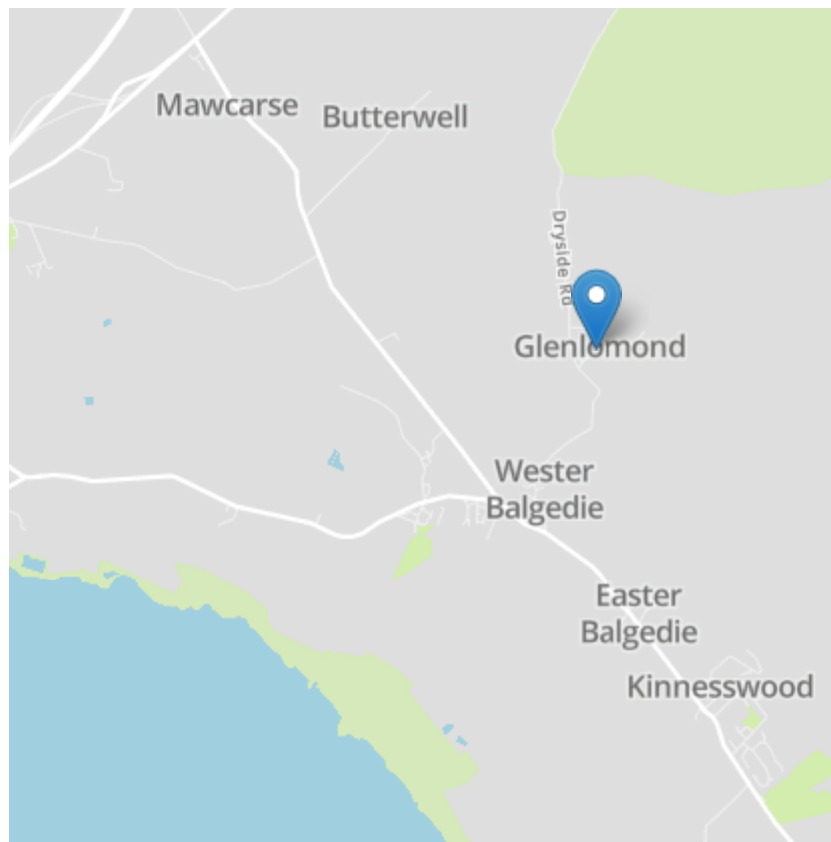
Reservations will be made upon receipt of a £10,000 deposit. Full Details from Selling Agents; Andersons Solicitors, 40 High Street, Kinross, KY13 8AN.





GLENLOMOND DEVELOPMENT, GLENLOMOND - A BETTER PLACE TO LIVE

Situated above Wester Balgedie, Glenlomon enjoys stunning views of Loch Leven. The nearby Loch Leven's Larder and Balgeddie Toll Tavern, are both within walking distance of the property and offer superb dining and shopping facilities. This area is perfect for walking with the Loch Leven Heritage Trail located nearby, as well as various other rural hikes. There are also great opportunities for Bird Watching, Gliding and golfing. The local Primary School is situated at nearby Portmoak, with secondary education available at nearby Kinross High School. Private schooling is also available at nearby Dollar Academy and Strathallan School, Forgandenny. The town of Kinross offers a good range of shops, cafes, restaurants 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.



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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.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

