

28A Whitecraigs

KINNESSWOOD, KINROSS, KY13 9JN



*EXECUTIVE FAMILY HOME ON AN ELEVATED SITE
WITH MAGNIFICENT VIEWS OVER LOCH LEVEN*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



THE LOCATION

Kinnesswood is a vibrant, semi-rural idyllic setting with Bishop Hill behind, Benarty to the left and Loch Leven directly in front. This vibrant little village has a big sense of community spirit and is a consistent winner of floral awards.

Amenities include the highly regarded primary school, golf course, filling station and village shop. Country inns, serving food, are on the doorstep as are two very popular farm shops. The Scottish gliding centre is one and a half miles away with plenty of opportunity for sports such as paragliding and hang gliding from Bishop Hill.

The Lomond Hills, which can be accessed at either end of the street, provide a haven for walkers, hill runners and mountain bikers.

The property also offers easy access to the RSPB nature reserve and Loch Leven Heritage Trail. Facilities include birdwatching and fishing as well as access to a 20KM cycle path around the loch.

The park & ride facilities at nearby Kinross offer a frequent express coach service to all major city destinations. Edinburgh Airport is a 40 minute drive.

THE PROPERTY

28a Whitecraigs is a beautiful and very adaptable five/six bedroom property. This detached villa is quietly positioned in a highly desirable and child-friendly area. This substantial family home is offered to the market in excellent condition and is finished to an extremely high standard throughout.





In more detail, the accommodation consists of a welcoming hallway with a cloakroom and WC. The immediately impressive and bright family lounge has space for a range of furniture configurations. Double aspect windows flood the room with natural light and afford stunning views across Loch Leven towards Benarty, Cleish and Ochil Hills.



The hub of the home is the magnificent kitchen/diner, which has been beautifully fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from two integrated ovens, hob, an extractor hood, full-size fridge/freezer and a dishwasher. The dining/ breakfasting area has space for a dining table or a comfy sofa.



From the kitchen/diner access can be gained to both the utility room and the snug/TV room. There is also a handy office/study to cater for those working from home.



A large separate dining room that can accommodate a table and 8 chairs for more formal dining, again with panoramic views. Alternatively this could be used as a sitting room or a sixth bedroom.



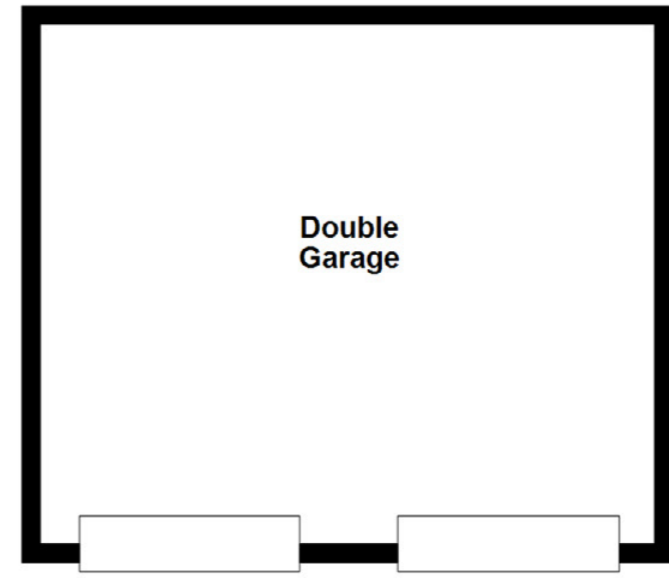
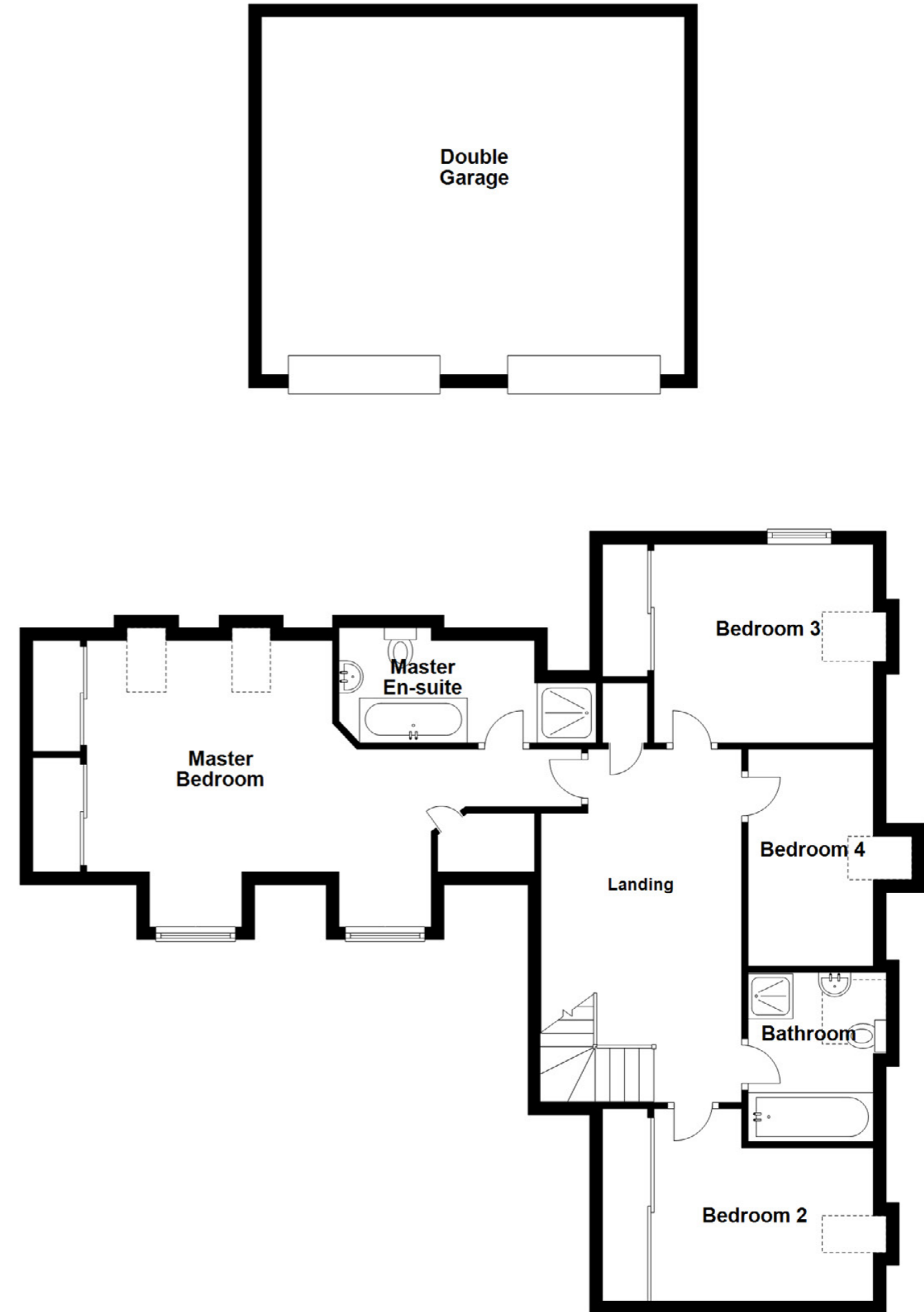
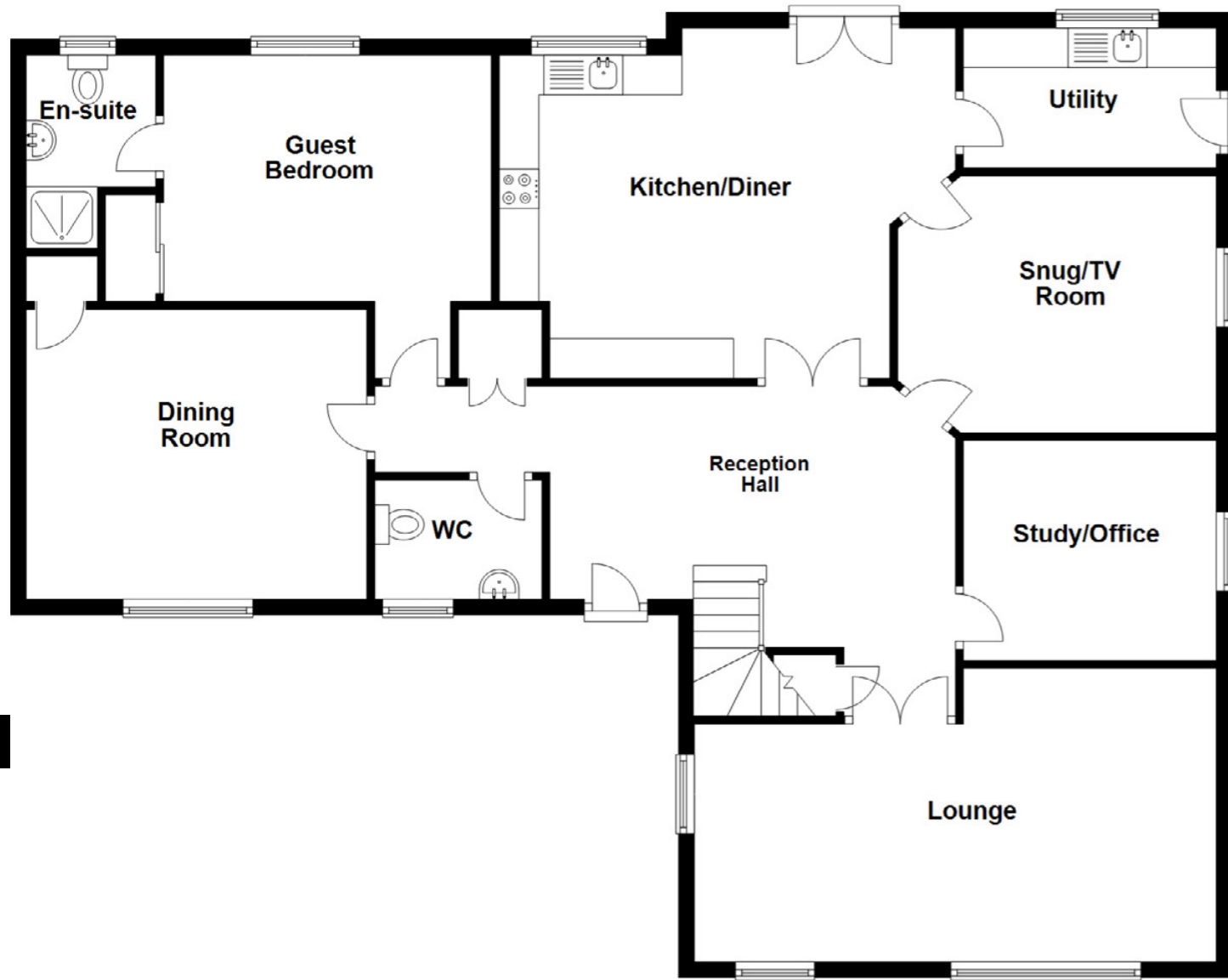
The ground floor is completed with a guest bedroom and an en-suite shower room.



The first floor offers thoughtfully planned accommodation. The bright and spacious master bedroom has a range of fitted wardrobes and an en-suite bathroom with separate shower. The second and third bedrooms have fitted wardrobes. The remaining bedroom 4 also has ample space for additional furniture. The contemporary, four-piece family bathroom suite completes this floor.

Access to the loft is gained from either the master bedroom or bedroom 2. The property further benefits from oil fired central heating and double glazing.





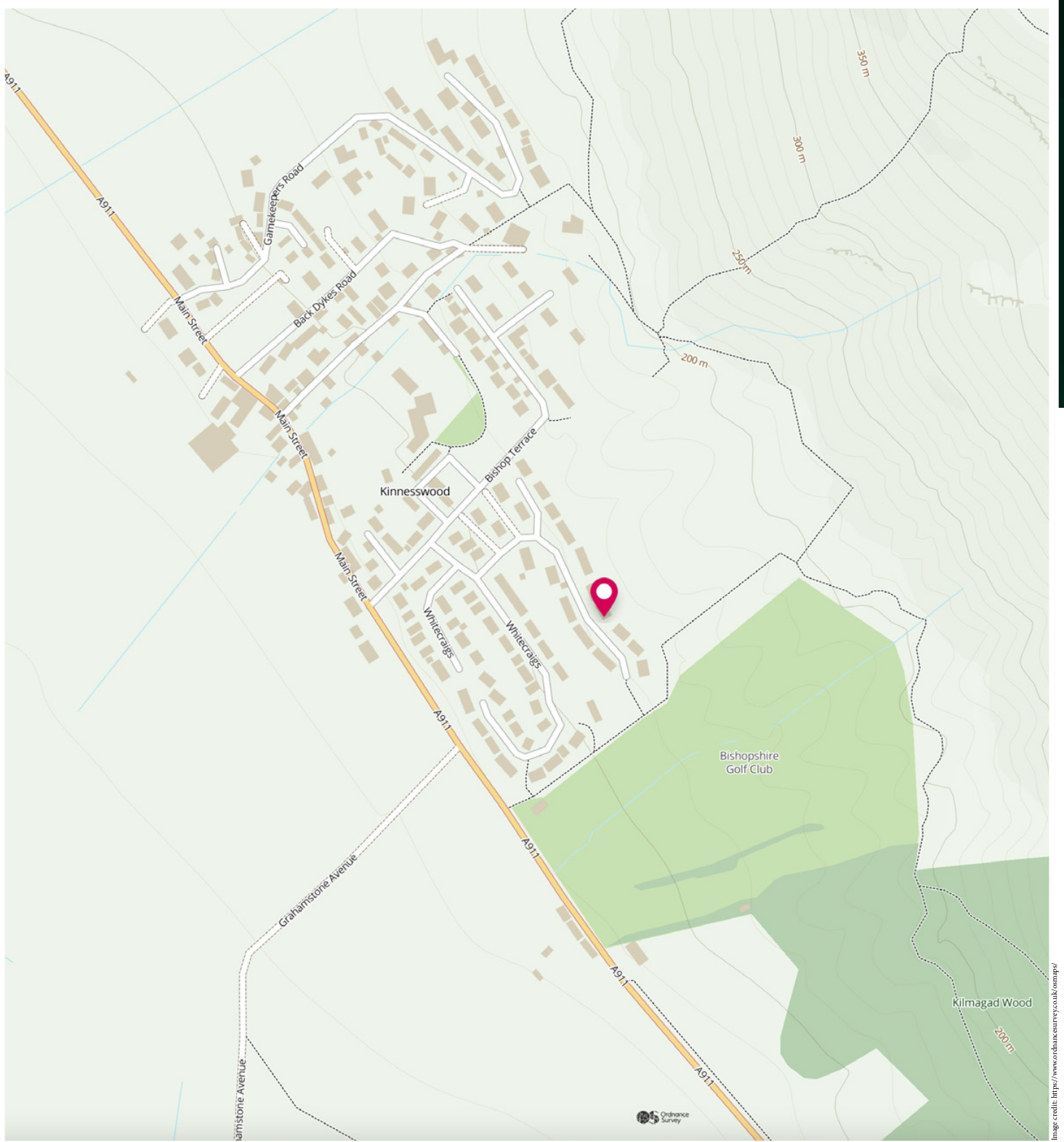
Approximate Dimensions
(Taken from the widest point)

Lounge	6.60m (21'8") x 3.71m (12'2")	Master Bedroom	4.14m (13'7") x 3.95m (13')
Kitchen/Diner	5.77m (18'11") x 4.21m (13'9")	Master En-suite	3.05m (10') x 2.00m (6'7")
Snug/TV Room	4.03m (13'3") x 3.24m (10'7")	Bedroom 2	3.42m (11'3") x 3.00m (9'10")
Study/Office	3.20m (10'6") x 2.78m (9'1")	Bedroom 3	3.42m (11'3") x 3.10m (10'2")
Dining Room	4.31m (14'2") x 3.35m (11')	Bedroom 4	3.39m (11'1") x 1.95m (6'5")
Guest Bedroom	4.15m (13'7") x 3.12m (10'3")	Bathroom	2.63m (8'8") x 2.16m (7'1")
En-suite	1.67m (5'5") x 1.64m (5'4")		
Utility	3.20m (10'6") x 1.77m (5'10")	Gross internal floor area (m ²):	244m ²
WC	2.12m (6'11") x 1.50m (4'11")	EPC Rating:	C
Double Garage	6.74m (22'1") x 5.58m (18'4")		



Externally, there is a driveway with space for three/four vehicles and access to the double garage which could easily be converted into additional living accommodation, subject to obtaining the necessary consent. The front garden is easy to maintain with grass for low maintenance while the rear garden is a place where you and your family can thrive and benefits from thoughtful landscaping and design. An EV charging point has been installed at the property.

Viewing is highly recommended to appreciate the accommodation on offer.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAY STEIN
Area Sales Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.