



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
 01383 660 570

**7 Bishops View**  
 GAIRNEYBRIDGE, KINROSS, KY13 9LD

# The Location

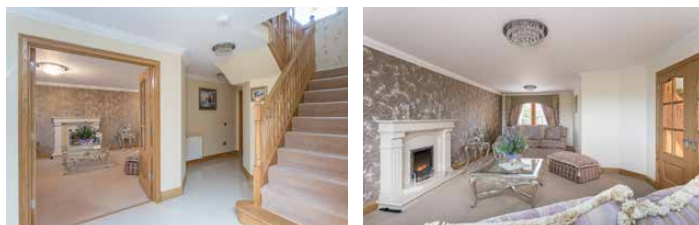
Gairneybridge is a delightful village on the outskirts of Kinross, close to the picturesque Loch Leven and benefitting from enviable countryside views. Oft quoted as being the “best place to live”, Kinross-shire, is a beautiful county bordered by Perthshire to the north, Fife to the East and South and Clackmannanshire to the West.

Set amidst gently rolling hills it is the ideal location for hillwalking, golf, cycling, fishing, bird watching or just relaxing and enjoying the beauty of Scotland. The county town, Kinross, is situated at junction 6 on the

M90 providing easy access from Edinburgh, Glasgow, Dundee and Perth. A “park and ride” services make travelling throughout east-central Scotland easily viable on a daily basis with many making the commute to Dunfermline or Edinburgh from here.

Known as the gateway to the Highlands, Kinross-shire nestles around the stunning shores of Loch Leven. For a small county, Kinross-shire is rich in history and natural beauty.





## 7 Bishops View

McEwan Fraser Legal are delighted to bring to market 7 Bishopsview, a spacious and beautifully presented executive detached house. The property itself has been individually designed by the owners. This superb property boasts four bedrooms, a beautiful lounge/dining room with a stunning dining/family area.

Entered via the impressive hallway with a feature oak staircase. The ground floor accommodation flows well and is ideal for modern family living. The lounge is located to the front of the property with large window flooding the room with light. The open-plan kitchen is an area which could be used either as an informal dining area or as a family room which is flooded with natural light and overlooks the front and rear gardens. Off the kitchen is a well-equipped utility room with a large store and

external access. There is also a useful cloakroom and WC on this level. An impressive staircase rises to a well-proportioned first-floor landing where the bedroom accommodation is accessed. The master bedroom has a handy built-in storage space and a very stylish en-suite shower room. In addition, there is a lovely family bathroom situated next to bedroom four.

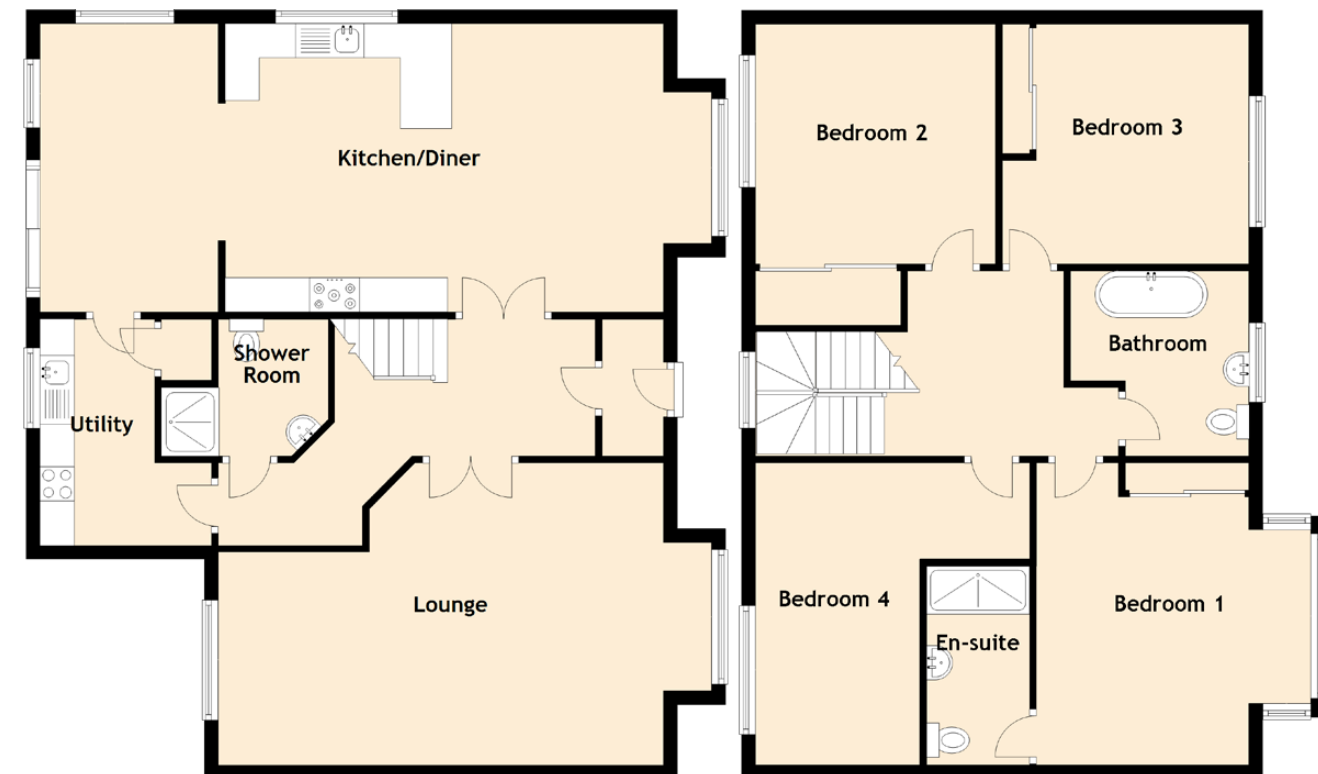
Externally the property is surrounded by beautiful gardens, which are low maintenance. A well-designed outhouse with full power and utilities. There is ample off-street parking, large driveway for up to 10 cars, security lights and alarm.





#### Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	9.70m (31'10") x 4.20m (13'9")	Bedroom 3	3.60m (11'10") x 3.50m (11'6")
Lounge	7.20m (23'7") x 4.40m (14'5")	Bedroom 4	4.40m (14'5") x 4.00m (13'1")
Utility	3.30m (10'10") x 1.90m (6'3")	Bathroom	2.70m (8'10") x 2.60m (8'6")
Shower Room	2.00m (6'7") x 1.60m (5'3")		
Bedroom 1	4.40m (14'5") x 4.00m (13'1")	Gross internal floor area (m <sup>2</sup> ):	<b>178m<sup>2</sup></b>
En-suite	3.00m (9'10") x 1.50m (4'11")	EPC Rating:	<b>C</b>
Bedroom 2	4.39m (14'5") x 3.40m (11'2")		





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