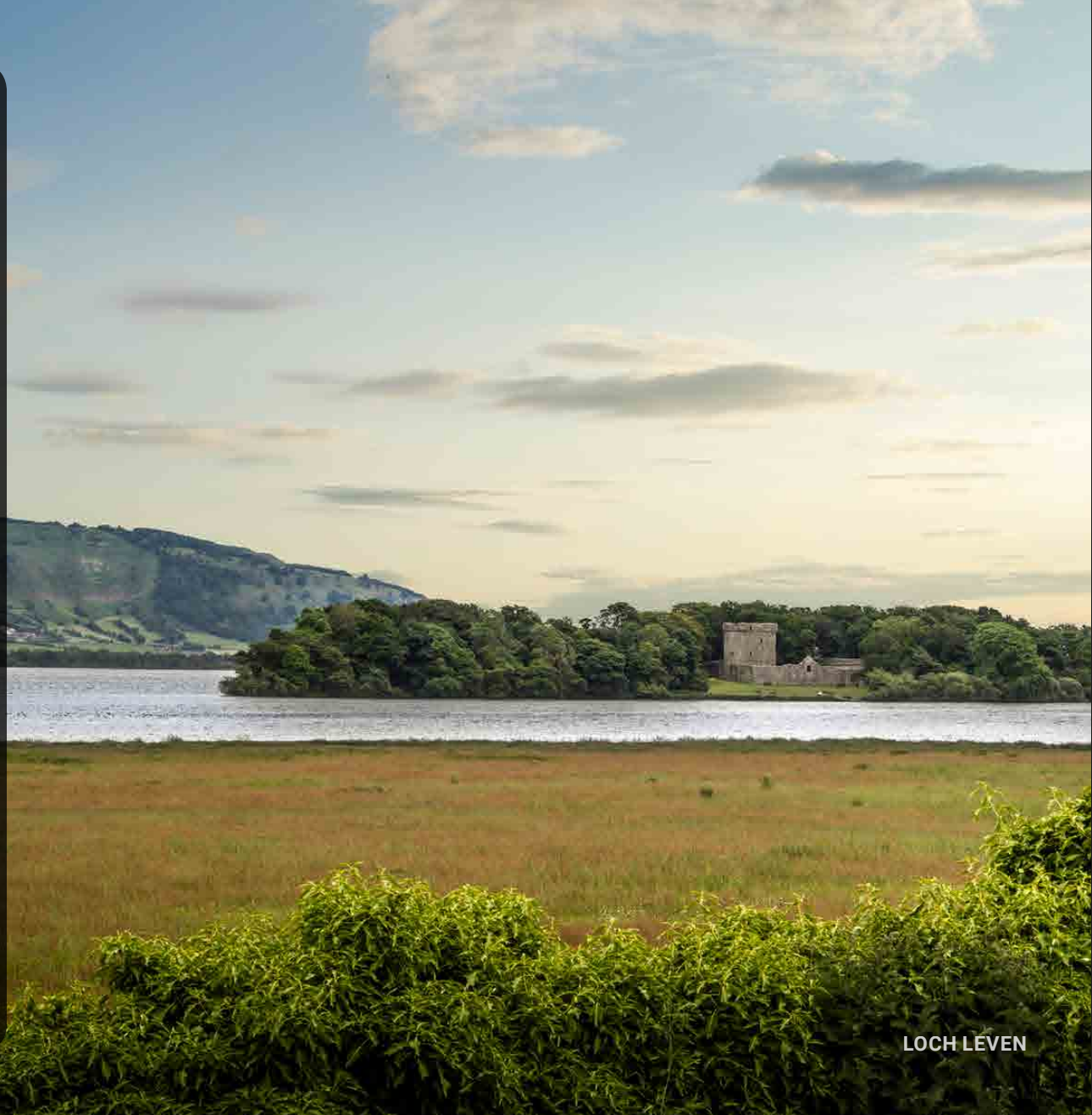




Gairneybridge is a delightful village on the outskirts of Kinross, close to the picturesque Loch Leven and benefitting from enviable countryside views. Often quoted as being the “best place to live”, Kinross-shire, is a beautiful county bordered by Perthshire to the north, Fife to the east and south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



LOCH LEVEN

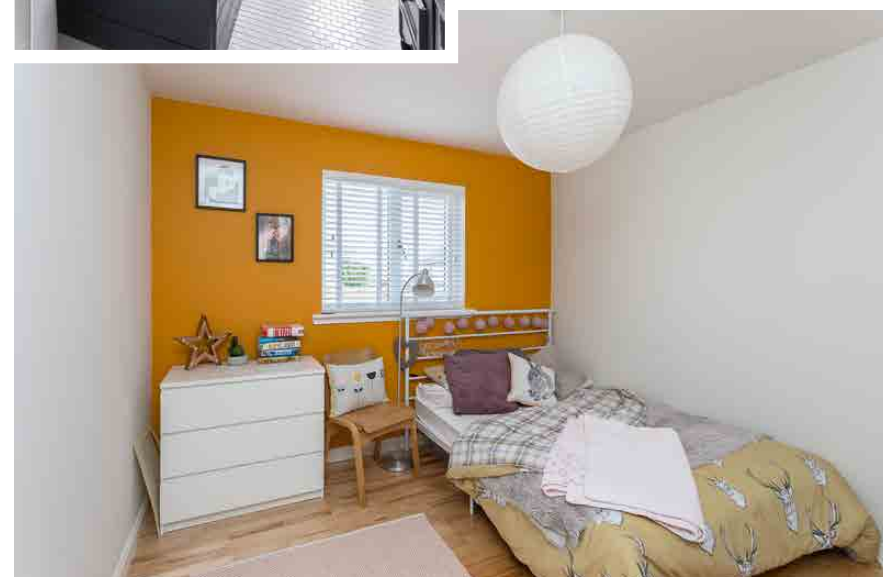


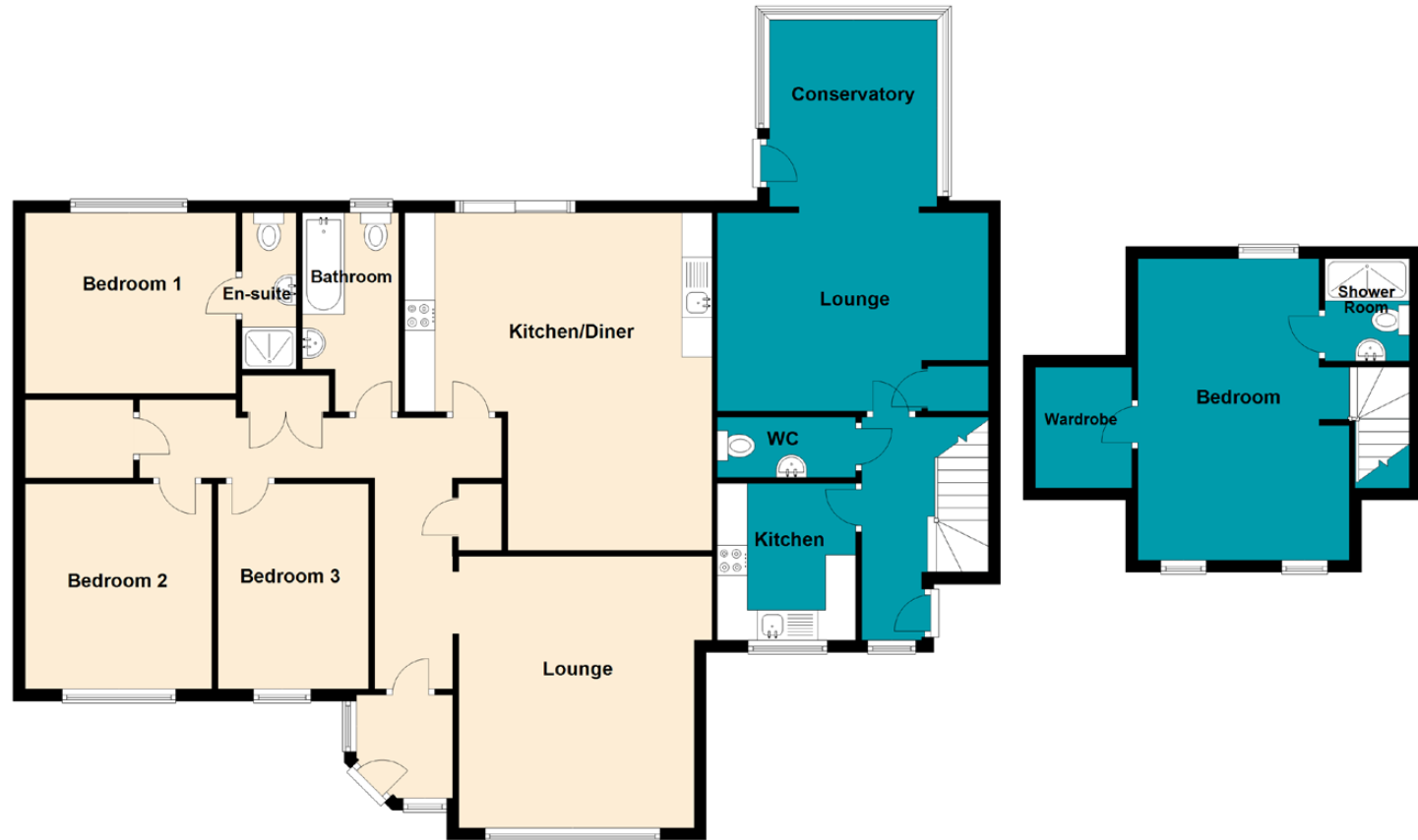
21 HATCHBANK ROAD

Once inside, you will be greeted with first-class specification and cleanliness. There is an entrance hallway allowing access to all rooms. An impressive lounge with large picture window floods the room with natural light and offers extensive views. The kitchen/dining area will accommodate a large dining table and chairs. The spacious kitchen has an extensive area of worktops, a breakfast dining table and is fitted throughout with good quality floor and wall-mounted units. All three bedrooms are double in size, two of which have built-in storage space and the master offering a stylish en-suite. The main bathroom is spacious and offers a contemporary three-piece suite.

A separate accommodation that is attached to the property and is well designed and offers a one-bed apartment located over two floors. There is a welcoming entrance that gives access to all apartments, the property comprises of open planned living area, kitchen, and a large bedroom with ensuite shower room. This completes the accommodation on offer.

The property also includes double glazing throughout, gas central heating and a large garage. The front garden includes a paved and grassed area with shrubs, while the enclosed rear garden offers great privacy which is bordered by grass and shrubs. This property is available for immediate entry.





Approximate Dimensions
(Taken from the widest point)

MAIN PROPERTY

Lounge	4.50m (14'9") x 2.00m (6'7")
Kitchen/Diner	5.60m (18'4") x 5.10m (16'9")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
En-suite	2.60m (8'6") x 0.90m (2'11")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")
Bedroom 3	3.40m (11'2") x 2.50m (8'2")
Bathroom	3.30m (10'10") x 1.60m (5'3")

ANNEX

Lounge	4.50m (14'9") x 3.50m (11'6")
Kitchen	2.60m (8'6") x 2.30m (7'7")
Conservatory	3.10m (10'2") x 2.70m (8'10")
Bedroom	5.00m (16'5") x 3.60m (11'10")
Shower Room	1.70m (5'7") x 1.40m (4'7")
WC	2.30m (7'7") x 1.00m (3'3")

Gross internal floor area (m²): 155m²

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

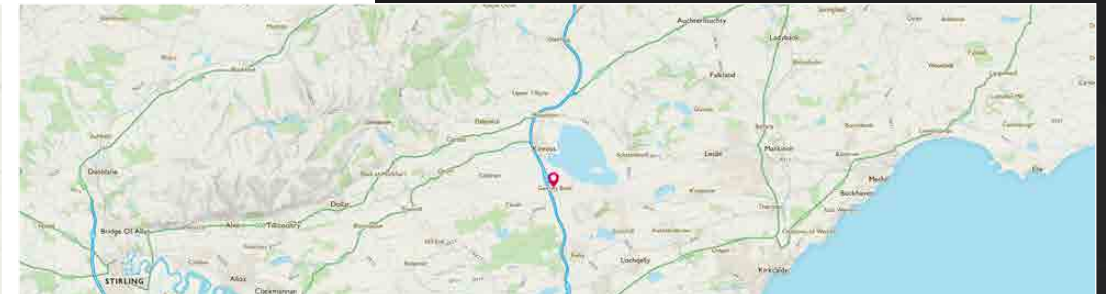
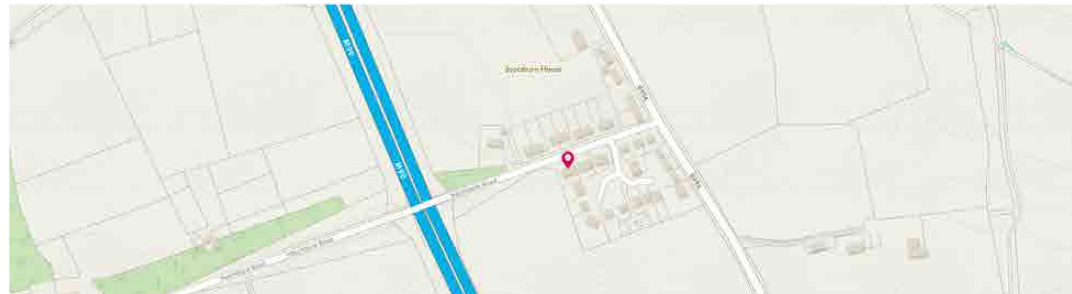


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
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Text and description
JAY STEIN
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer