



HATCHBANK HOUSE

Hatchbank Road, Kinross, Perthshire, KY13 0LF


McEwan Fraser Legal
Solicitors & Estate Agents



The Location

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 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.





The Property

McEwan Fraser is delighted to be marketing this magnificent detached house. Hatchback house commands an elevated position overlooking Fife and beyond.

This five-bedroom home has been lovingly maintained by the current owners and is in truly walk-in condition.

The property is accessed by a private gated driveway, which offers parking spaces for several vehicles. The house is surrounded by extensive gardens with a mixture of mature trees, hedges, shrubs, and flower beds. Several footpaths lead you around this engaging outdoor space. The property benefits from large lawns separated by a mature hedgerow.





Upon entering the vestibule, the bright, welcoming hallway provides access to the ground floor accommodation, consisting of a sitting room, breakfasting kitchen, study, bathroom and utility room.







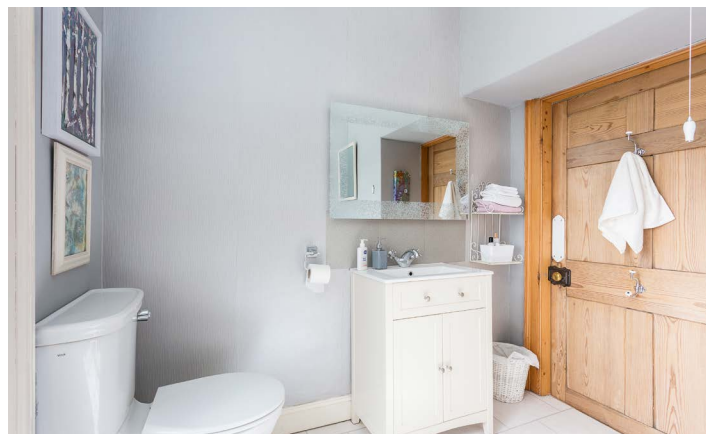
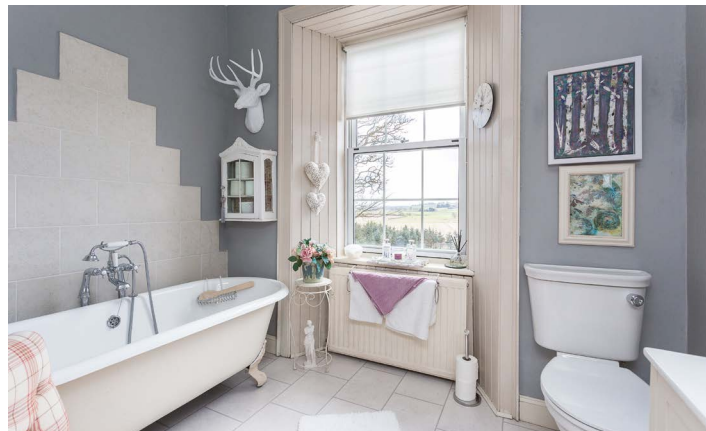
The majestic bespoke spiral staircase leads to the first floor. The staircase is flooded with light from the sizeable period leaded window located on the landing, leading you upstairs to the impressively formal lounge with views to the property's front and rear and two double sized bedrooms.

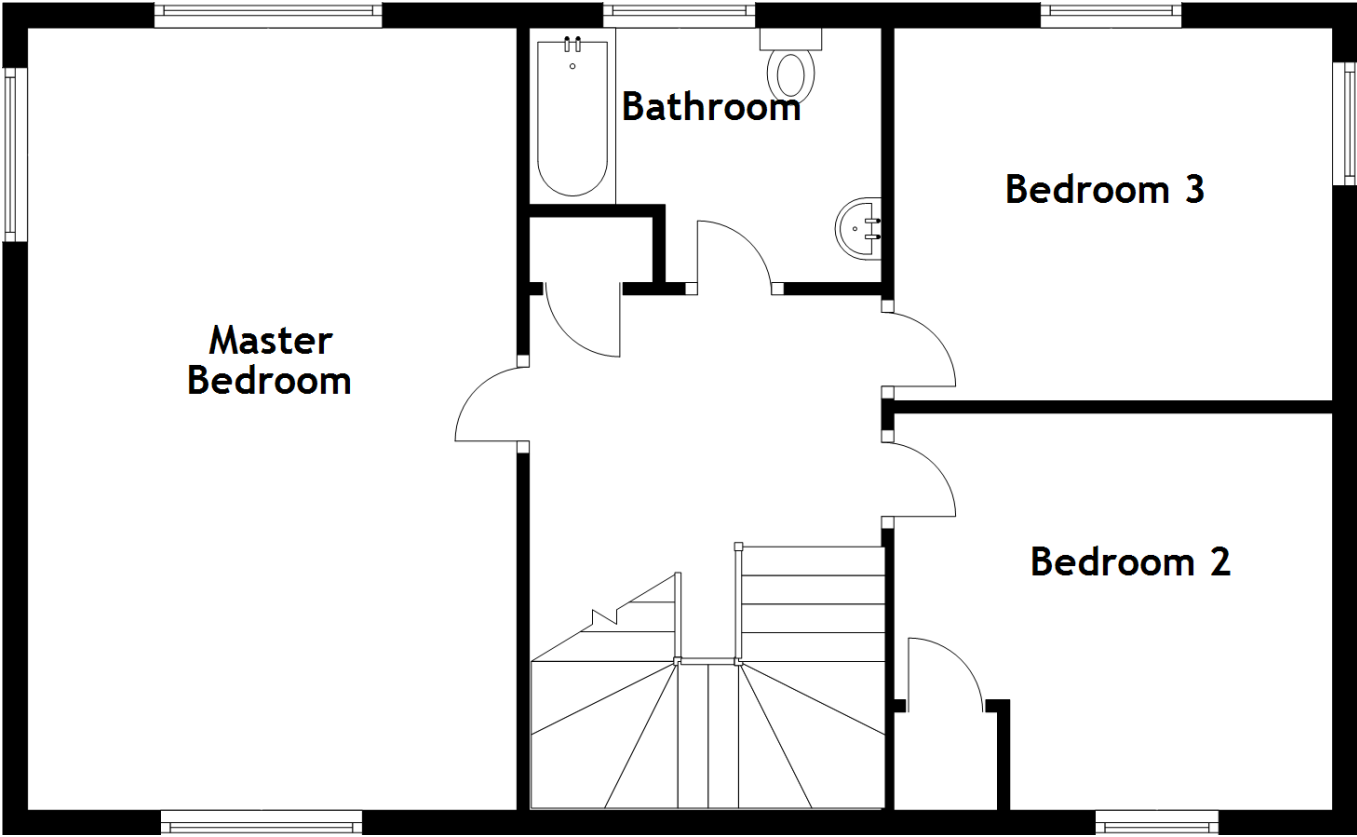
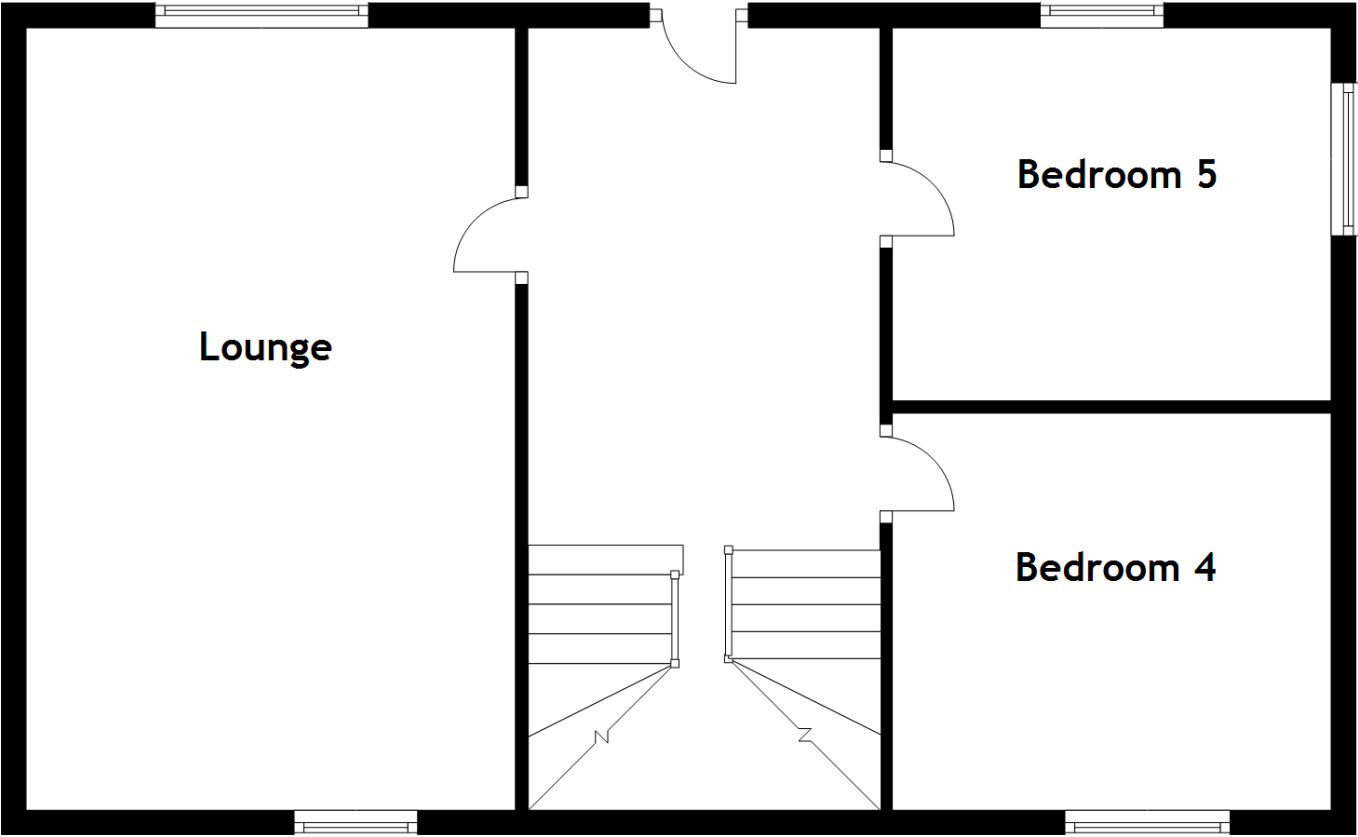
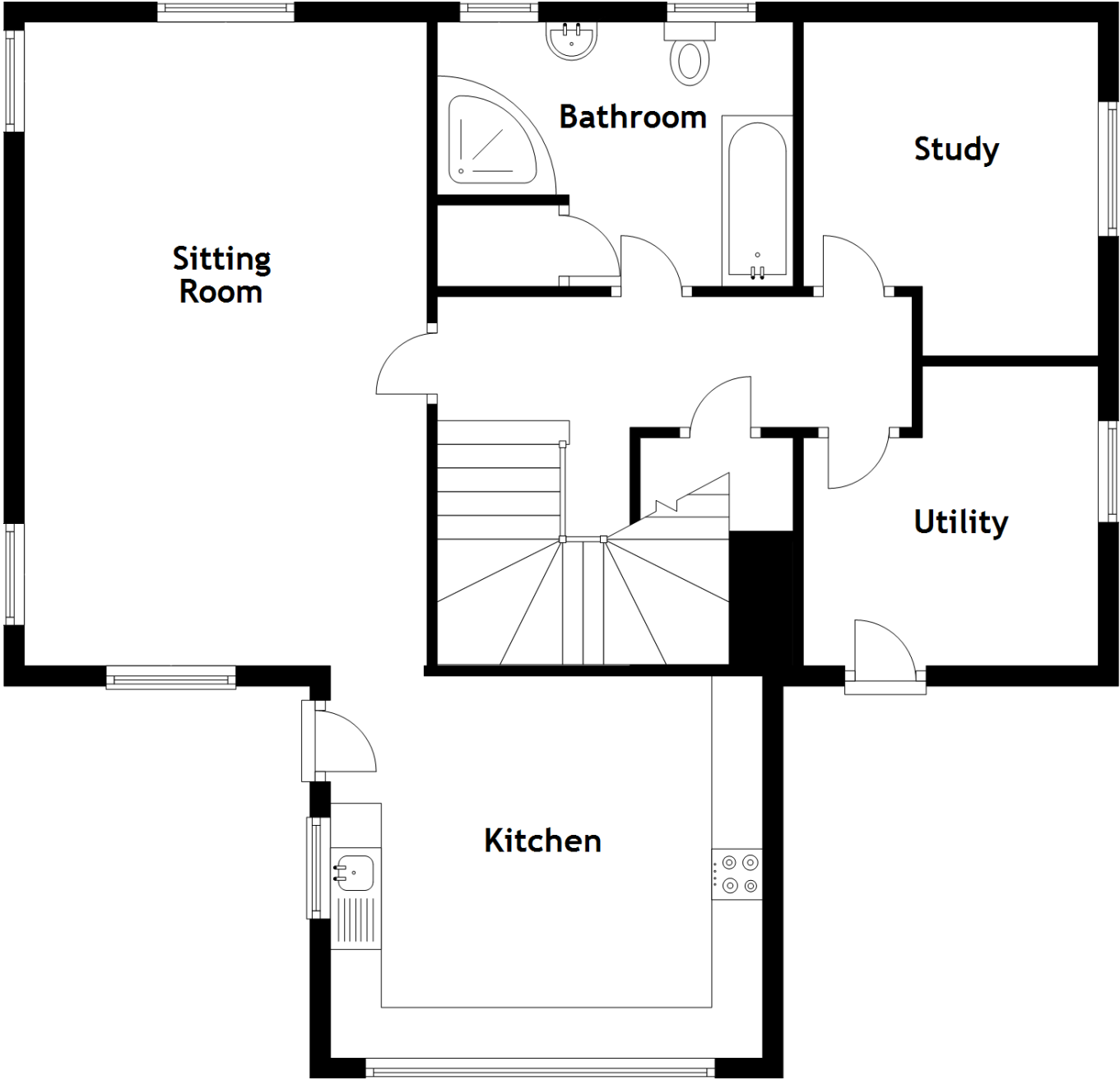




The top-level offers three large bedrooms with one of the bedrooms gives access to the large attic space that can be utilised as a further reception area. A large three-piece family bathroom completes the accommodation on offer.







Approximate Dimensions (Taken from the widest point)

GROUND FLOOR

Sitting Room	6.33m (20'9") x 3.96m (13')
Kitchen	3.76m (12'4") x 3.45m (11'4")
Study	3.92m (12'10") x 2.90m (9'6")
Bathroom	3.50m (11'6") x 2.60m (8'6")
Utility	3.92m (12'10") x 2.90m (9'6")

FIRST FLOOR

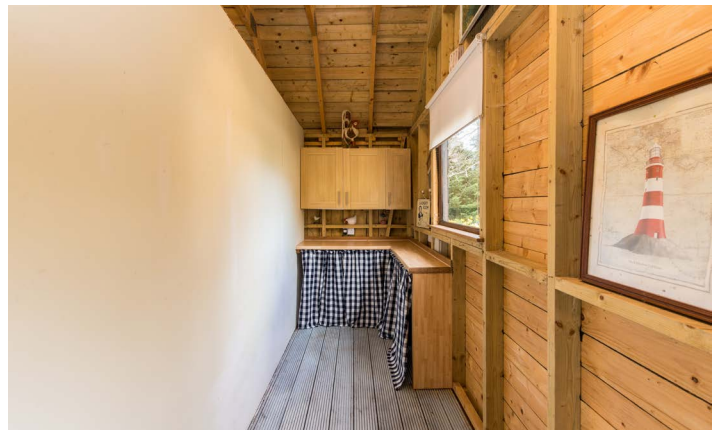
Lounge	6.47m (21'3") x 4.56m (15')
Bedroom 4	4.23m (13'11") x 2.87m (9'5")
Bedroom 5	4.47m (14'8") x 3.53m (11'7")

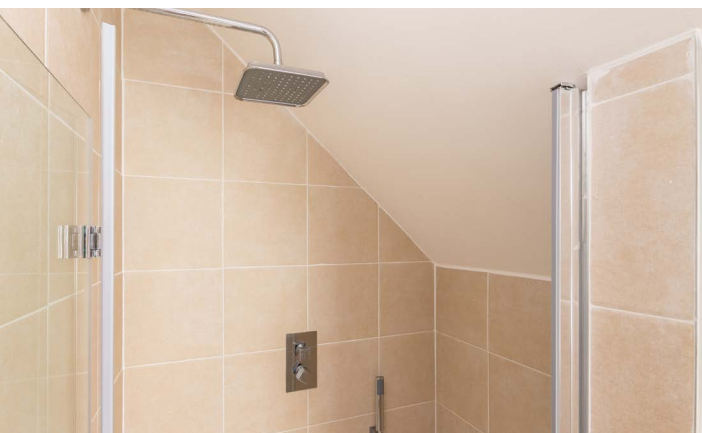
SECOND FLOOR

Master Bedroom	6.33m (20'9") x 3.96m (13')
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.55m (11'8") x 3.50m (11'6")
Bathroom	2.66m (8'9") x 2.60m (8'6")

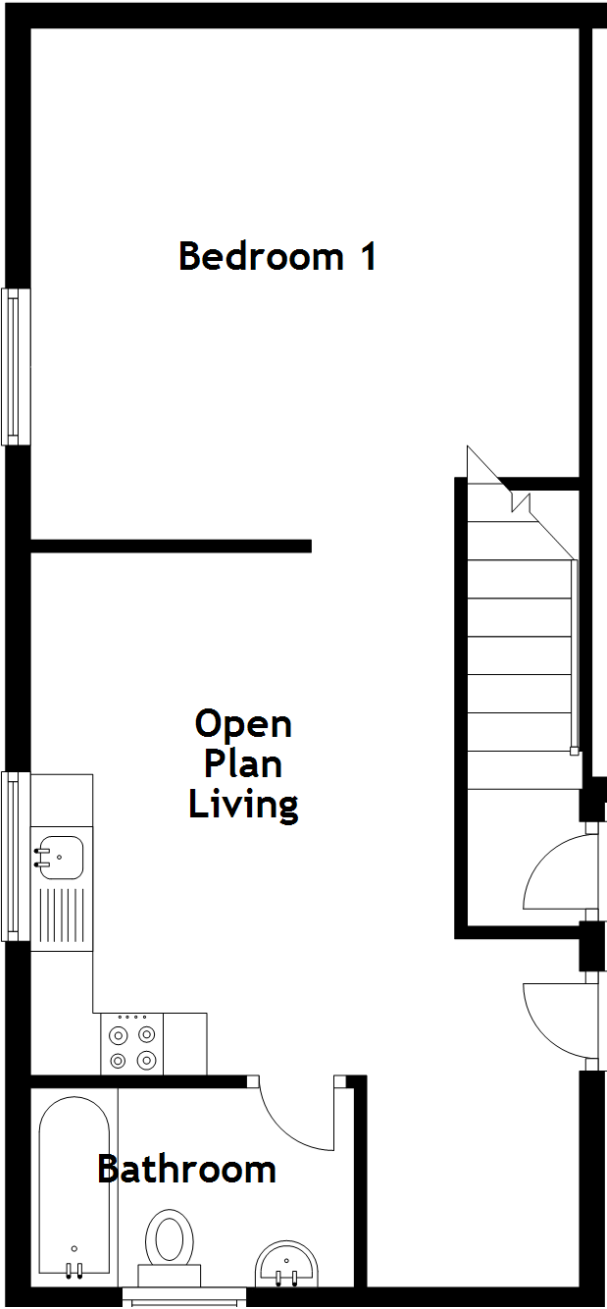


Within the garden grounds, two immaculate apartments can be used for business opportunities or extra rental income as the owner has done so. A large bespoke garden room with a hot tub comes with the property.



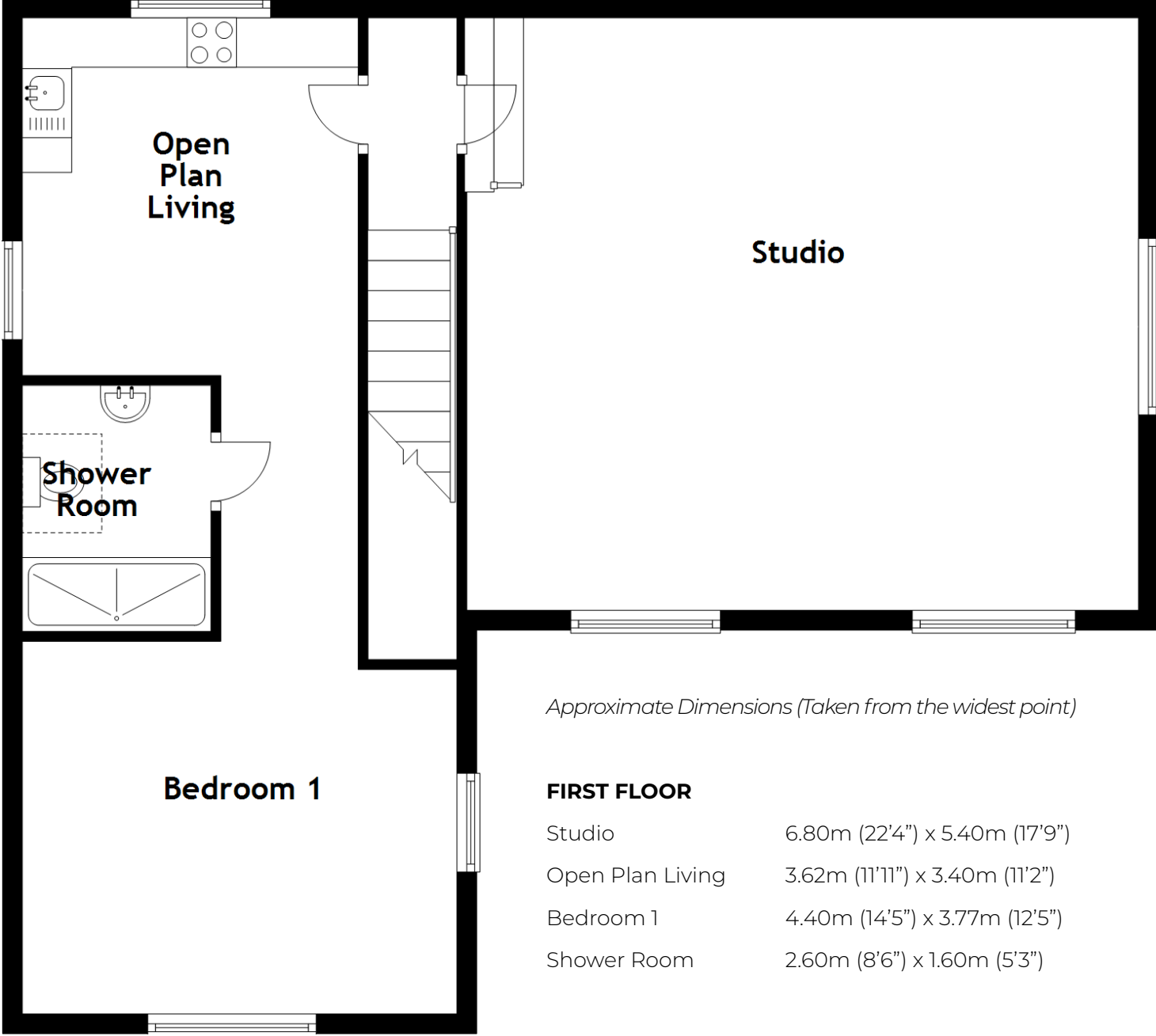






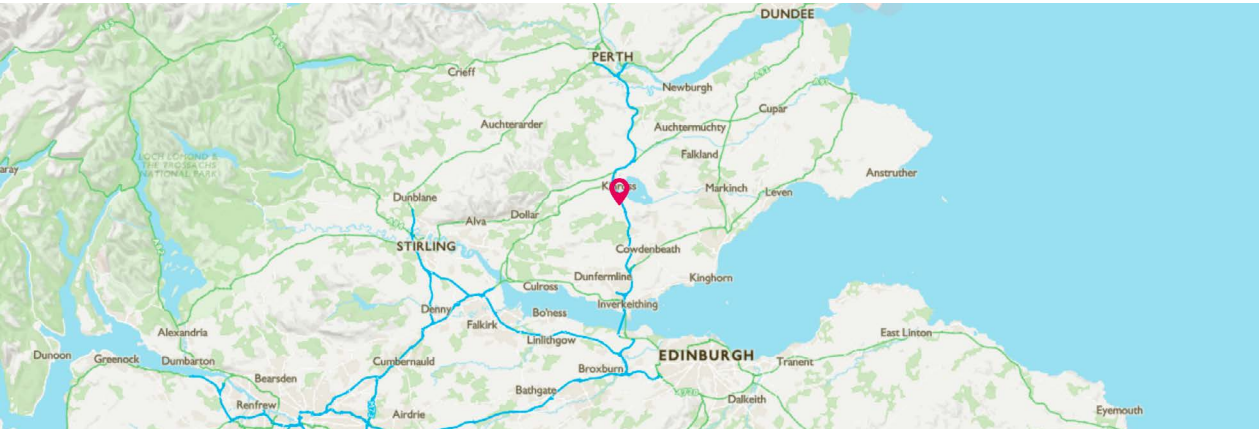
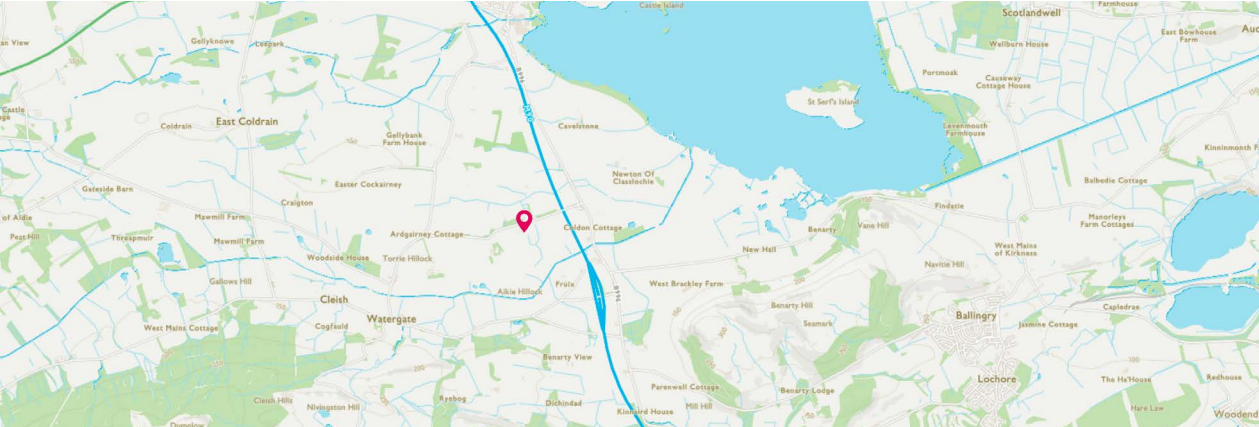
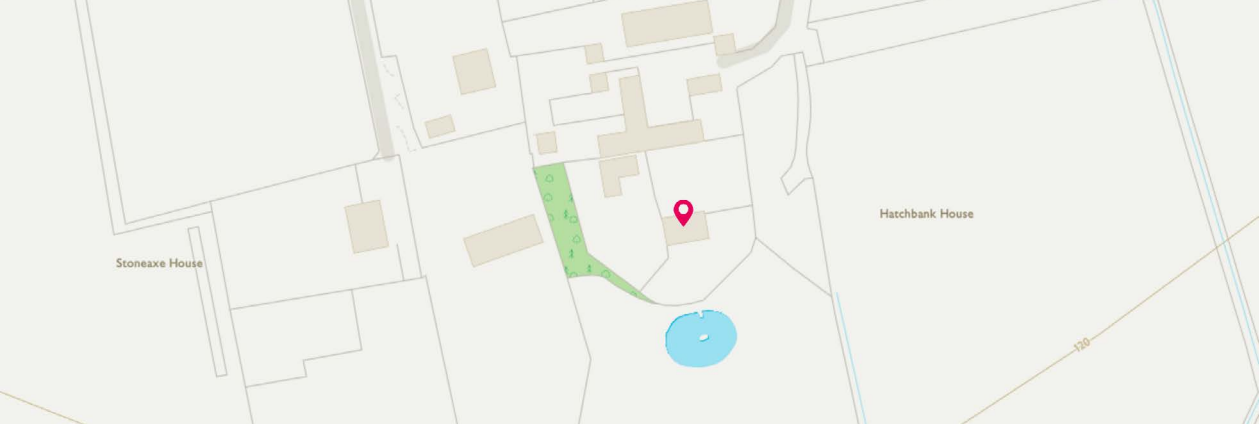
Approximate Dimensions (Taken from the widest point)

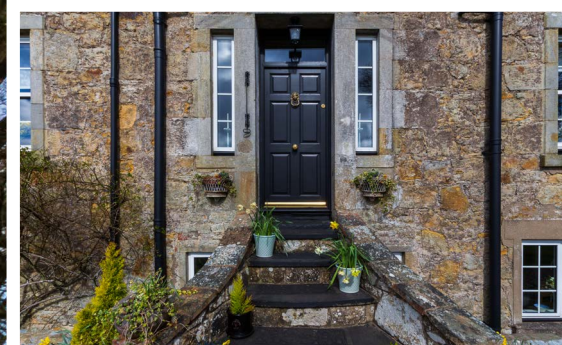
GROUND FLOOR		
Garage	6.80m (22'4")	x 6.00m (19'8")
Open Plan Living	5.89m (19'4")	x 4.40m (14'5")
Bedroom 1	4.40m (14'5")	x 4.10m (13'5")
Bathroom	2.60m (8'6")	x 1.60m (5'3")



Approximate Dimensions (Taken from the widest point)

FIRST FLOOR		
Studio	6.80m (22'4")	x 5.40m (17'9")
Open Plan Living	3.62m (11'11")	x 3.40m (11'2")
Bedroom 1	4.40m (14'5")	x 3.77m (12'5")
Shower Room	2.60m (8'6")	x 1.60m (5'3")





Viewing is highly recommended to appreciate the opportunity in acquiring this rarely available family home. It is located in such a sought after residential location, within a short distance to all the village amenities. At the same time, major road networks also allow ready access to the most important business and cultural centres throughout Scotland.





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