

## BLUEBELL LODGE, BLAIRINGONE FK14 7ND

HARPER & STONE  
ESTATE & LETTING AGENTS





# BLUEBELL LODGE

BLAIRINGONE FK14 7ND

## PROPERTY FEATURES

- Impressive newly built four bedroom detached home, enjoying an idyllic rural setting just four miles from Dollar
- Completed in 2026, offering an ideal blend of contemporary design and efficient living
- Approximately 150 square meters of living space
- Stylish open plan kitchen, dining and living area with stunning views across the local countryside
- Principal bedroom with ensuite shower room
- Large rear garden with countryside views, providing a peaceful outdoor space
- Single detached garage accessed via covered walkway and providing accessible loft space
- Conveniently located close to local amenities, scenic walks, and the beautiful surrounding area
- Early viewing highly recommended

Harper & Stone are delighted to bring to the market this beautifully appointed new build property, constructed by Graham Construction Management, who have been delivering quality homes for over 10 years. Completed in 2026, this stunning family home offers approximately 150 square meters of contemporary living, finished to an exceptionally high standard throughout.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Kitchen/Dining/Lounge, Bedroom/Study, Utility Room and a Cloakroom.

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Two further Bedrooms and a Family Bathroom.

Upon entering the property, a welcoming hallway sets the tone for the home's elegant and modern interior. A modern, glass panelled balustrade allows plenty of natural light to flood the space. To the right, the impressive open plan lounge/ dining/kitchen is beautifully framed by large front facing windows and triple bi fold doors to the rear, showcasing stunning views. This bright and airy space is ideal for relaxing or entertaining while taking in the beautiful surroundings. The kitchen is finished in warm, neutral tones with matt finish cabinets and complementary laminate marble effect countertops. All integrated appliances are Lamona and include a fridge freezer, fan oven, 4 burner induction hob and dishwasher. Boasting generous storage and plentiful worktop space, the kitchen is perfectly suited to enthusiastic home cooks.

A practical utility room adjoins the kitchen, providing additional storage, a single sink, and space for two integrated appliances. Adding to the home's practicality, the utility room opens directly outside and leads to the detached single garage via a covered walkway, ensuring comfortable access whatever the weather.

Adjacent to the entrance to the lounge is bedroom 4, featuring a practical built-in cupboard. This versatile area could serve equally well as a snug, study, or playroom depending on requirements. Completing the downstairs accommodation is a spacious cloakroom featuring sink with storage, heated towel rail and WC.

Heading upstairs, the bright and spacious landing leads to three well proportioned bedrooms. The principal bedroom enjoys dual aspect windows creating a bright space that makes the most of the lovely views. The fully tiled ensuite shower room is well appointed, featuring a walk in shower, sink with built in storage, heated towel rail and WC. Bedrooms two and three are both generously proportioned and feature double built in wardrobes, providing excellent storage.



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Completing the accommodation is the modern family bathroom, which is fully tiled and features a bath, over bath handheld shower, vanity sink with built in storage, heated towel rail and a WC.

Externally, the property enjoys private garden grounds to the rear, fully enclosed by timber fencing. The driveway offers off road parking in front of the detached single garage. The garage has an electric roller door and features access to a floored loft via a pull down ladder, providing additional storage for all the family's needs. The generously sized rear garden is laid to lawn and offers a blank canvas for landscaping and developing to ones own taste to create an excellent outdoor entertaining space. The outside space enjoys a beautiful outlook to surrounding fields that are home to horses from the nearby stables, creating a tranquil space to sit and immerse yourself the countryside lifestyle.

Bluebell Lodge is a truly impressive home blending rural living with contemporary convenience. Early viewing is highly recommended to appreciate all that this lovely home has to offer.

The sale will include all fitted floor coverings and integrated appliances where applicable. Satellite internet is available at the development which new owners can either transfer to their own name or find their own supplier.

Viewings are strictly by appointment only via Harper & Stone.

What3words Navigation: [:///blotchy.removers.dating](#)

Council Tax Band New Build – Rate Not Available Yet

EER Band B

Water: Private Well

Sewage: Shared septic tank

Heating: Air Source Heat Pump

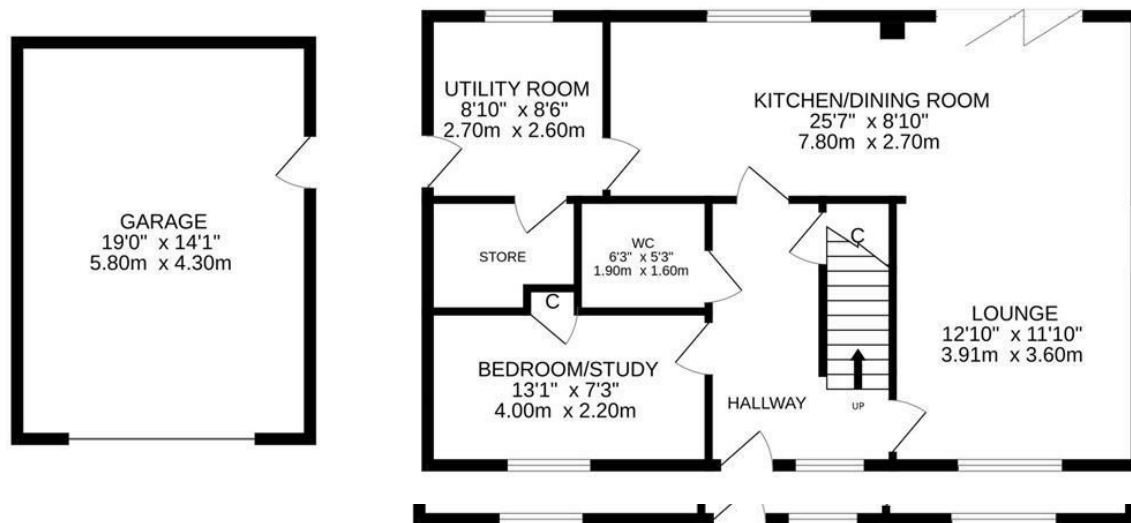
Internet: Satellite

Blairingone is a small village in Perth and Kinross located near Dollar. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available nearby at Fossoway Primary, and secondary schooling is available at Kinross High School or Dollar Academy. The town of Dollar (about 2 miles away) has a host of amenities including a general store, post office, delicatessen, butchers, beauty salon and hairdressers, cafes, opticians, a restaurant and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as



GROUND FLOOR



1ST FLOOR

