

# CRAIGARD HOUSE KINROSS KY13 0PT

HARPER & STONE  
ESTATE & LETTING AGENTS







# CRAIGARD HOUSE

KINROSS, KY13 OPT

## PROPERTY FEATURES

- Stunning 5 bedroom home in the quiet hamlet of Rumbling Bridge
- Beautiful period features
- Open plan lounge/dining room with multi fuel stove
- Newly fitted dining kitchen
- Separate utility room
- 5 bathrooms
- Large enclosed garden
- Parking for multiple cars
- Available immediately

Harper & Stone are delighted to bring to the rental market Craigard House, a stunning period semi-detached home set in an idyllic location. This spacious property is ideally located within easy proximity to local schools including Dollar Academy.

The property features two generously sized reception rooms, a cosy lounge with open fire and a large open plan lounge/dining room. This larger room is ideal for entertaining and features a multi-fuel stove as well as bi-fold doors opening to the deck outside and the stunning views beyond.

The large breakfast kitchen is newly installed and provides ample wall and base units. Integrated appliances include fridge freezer, double oven with grill and dishwasher. A separate utility room provides both a washer and dryer as well as generous storage and another sink. A large boot room/ office and downstairs WC complete the downstairs accommodation.

On the first floor there is the generously sized principal bedroom which includes an











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en-suite with large walk-in shower. There are a further 2 bedrooms on this floor with one benefitting from an en-suite shower room. The family bathroom features a shower cubicle, bath and double sinks.

On the second floor you will find two further bedrooms and a shower room.

Externally, the property includes a gated mono bloc driveway with space for multiple cars. A large, fully enclosed tiered garden enjoys the most beautiful views over the surrounding countryside and a deck leading from the main living space seamlessly connects the house to the impressive grounds.

Early viewing highly recommended.

Council Tax Band G

EER Band E

Septic Tank - Emptied every 1/2 years

LARN 1811005

LANDLORD REGISTRATION NUMBERS:

1794441/340/22122

1794440/340/22122

Dogs considered, no cats

No HMO's

Non-smokers only

Please contact Harper & Stone for more details on 01259 238 938 or email us at [rentals@harperstone.co.uk](mailto:rentals@harperstone.co.uk)

Rumbling Bridge is a picturesque hamlet situated in the county of Kinross-shire enjoying a quiet and peaceful setting immediately south of the River Devon. Primary schooling is available locally at Fossoway Primary and Muckhart Primary Schools. Secondary schooling can be sought at Kinross High School or one of the independent schools in the vicinity. Edinburgh and Glasgow airports are within an hour's drive and the M90 connects to the national motorway network. from Gleneagles and 30 minutes' drive from Edinburgh International Airport.





