

4 CRAIGOWMILL, KINROSS KY13 0RT





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PROPERTY FEATURES

- 4 bedroom linked detached bungalow set in an attractive steading development
- Idyllic rural location only a few minutes from Milnathort and Kinross
- Approximately 162 square meters of flexible living space
- Well appointed breakfasting kitchen
- Bright and spacious lounge with stunning views
- Principal bedroom with ensuite bathroom
- Expansive south facing garden with countryside vistas
- Double garage with electric doors
- Driveway for two cars plus allocated carport space
- Early viewing highly recommended

Harper & Stone are delighted to present to the open market 4 Craigowmill, an impressive linked-detached bungalow set within a peaceful steading development only minutes from Milnathort and Kinross. Surrounded by rolling countryside views, this lovely home built in 2003 offers a perfect blend of modern living and rural tranquillity and boasts approximately 162 square meters of flexible living space.

The Accommodation is presented as below:

Ground Floor: Hallway, Study/Bedroom, Living Room, WC, Utility Room, Dining Kitchen, Dining Room, Main Bedroom with Ensuite Bathroom, three further Bedrooms and Bathroom.

As you enter the property, the hallway features high ceilings and modern dark wood laminate flooring creating an open and welcoming space from where the accommodation flows. Straight ahead is a conveniently positioned cloakroom with sink and WC. A spacious office sits to the left, also providing internal access to the generous double garage.

The bright and welcoming lounge sits to the rear of the property, enjoying the most stunning views across the surrounding countryside through the south facing patio doors. This generously proportioned room offers an ideal place to relax or entertain whilst enjoying the tranquil outlook.

To the right down the hallway is the generously proportioned breakfasting kitchen. The kitchen is bright and spacious, with an abundance of light wood effect wall and base units, complemented by solid granite worktops fitted with a double stainless steel sink. The breakfast bar offers a casual dining option for up to 4 people, while the space also allows for an additional breakfasting table. Integrated appliances include double oven and grill, microwave, fridge freezer, 5 burner gas hob and dishwasher. Adjacent to the kitchen is a practical utility room finished in the same materials as the kitchen. This space offers two appliance spaces and a stainless steel sink. A back door give access to the garden, making this ideal for use as a boot room.







✦ AI-generated content

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The dining room enjoys a south facing outlook over the garden and countryside beyond, with French doors connecting to the outside space, ideal for entertaining.

The principal bedroom is spacious and bright, with the west facing windows offering more lovely views across the surrounding fields. The two double fitted wardrobes provide ample storage. The ensuite bathroom is well proportioned, providing a bath, separate shower cubicle with mains shower, pedestal sink, heated towel rail and WC. Bedrooms 2 and 3 are both generously proportioned doubles featuring fitted wardrobes. Bedroom 4 sits to the front of the property and is a good sized single. Completing the accommodation is the family bathroom offering bath, over bath shower, pedestal sink, heated towel rail and WC.

Externally to the front is a driveway for two cars as well as a double garage with electric doors. The garage can also be accessed from the house. There is a small garden laid to lawn at the front beside the driveway. The communal grounds are maintained by a factor for which there is a fee of £135 per calendar month.

The rear garden is expansive and laid mostly to lawn and its enviable South facing position captures the sunlight for the majority of the day.

This delightful residence is perfect for those seeking a spacious and modern home in a picturesque, rural setting while still being within easy access to the M90 and local

amenities. With its thoughtful design and ample living space, 4 Craigmill is a property that truly deserves your attention.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller. Please note that the Electric Charger is not included in the sale.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band F
EER Band D

Water: Private Water Supply
Sewage: Septic Tank
Heating: LPG

Milnathort is a small town in the parish of Orwell in the county of Kinross-shire Scotland and since 1996, the local council area of Perth and Kinross. The smaller neighbour of nearby Kinross, Milnathort has a population of around 2,000 people. It is situated amidst countryside at the foot of the Ochil Hills and near the north shore of Loch Leven. From 1977 it became more easily accessible due to the development of

the M90 motorway. The name comes from the Gaelic maol coirthe meaning "bare hill of the standing stones". Milnathort's amenities are typical of a small Scottish town with a nine-hole golf course, a park, countryside cycle path, primary school, a range of pubs, cafés and a shop selling ice cream. Kinross High School is close by and is the natural progression for pupils graduating from Milnathort Primary School. Milnathort is well placed, with easy commutes to Edinburgh, Glasgow and more locally Stirling, Perth and Dollar.

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 statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





