

PLOT 13 GLENLOMOND, KINROSS KY13 9HF

HARPER & STONE  
ESTATE & LETTING AGENTS







# PLOT 13 GLENLOMOND

KINROSS, KY13 9HF

## PROPERTY FEATURES

- Stunning detached new build home set in tranquil surroundings overlooking Loch Leven
- Approximately 241 square meters of flexible living space including the garage
- Open plan kitchen/dining room featuring quality appliances
- Separate utility room and downstairs cloakroom
- 5 bedrooms 2 with ensuite facilities plus a family bathroom
- Underfloor heating throughout and solid surface worktops
- Elevated ceilings on the ground floor with decorative cornicing
- Ample storage throughout
- Detached double garage
- Timescales upon application

Harper & Stone are delighted to be working alongside ITC Homes to market 2 Plots within the charming Glenlomon Development which enjoys beautiful views over Loch Leven. Situated in the village of Glenlomon, the location is ideal for those looking for the quiet life while still being well connected, with Kinross only 4 miles east of the property, providing transport links and access to the M90. Portmoak Primary School is close by, and the property is within the catchment area for Kinross High School, making this an ideal location for growing families.

The accommodation presents as follows:

Ground Floor: Hallway, Cloakroom, Lounge, Family Room, Office, Kitchen/Dining Room and Utility Room.

First Floor: Upper Hallway, Principal Bedroom with Ensuite Shower Room, Bedroom 2 with Ensuite Shower Room, Three Further Bedrooms and a Family Bathroom.

Externally there is a detached double garage.

ITC Homes was established in 2023, bringing extensive industry experience to the delivery of high quality bespoke new build homes. Specialising in individually designed properties, ITC works closely with clients to create homes that reflect their exact requirements, lifestyle and aspirations.

Over the years, ITC Builders has earned an outstanding reputation for quality, reliability and craftsmanship within the local area. All works are carried out by their directly employed, multi skilled trades team, ensuring consistent standards, accountability and a professional client focused service from start to finish. ITC offers a comprehensive end to end solution, managing projects seamlessly from initial planning through to final completion.

Clients increasingly recognise the value of commissioning a new build home designed and constructed to their precise specifications. Having successfully delivered numerous bespoke developments, ITC Homes possesses the







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expertise, technical capability and resources required to guide clients confidently through every stage of the build process, delivering homes that meet exacting standards in both design and execution.

ITC’s specialist team understands that successful new build projects are founded on attentive listening, clear and transparent professional advice and open honest communication throughout the duration of the project. A supportive hands on approach is adopted where required, ensuring clarity, confidence and control at every stage. This disciplined methodology ensures projects run smoothly, risks are minimised and costs are effectively controlled, delivering high quality results right first time.

Customisations are available to off plan purchasers such as layout changes, flooring, internal doors, finishings along with bespoke kitchen and bathroom designs. If reserved early, the purchaser has the offer of choosing their own house name, a lovely personal touch.

Two purchase options are available for these exceptional plots:

## Option 1 – Outright Purchase (Off Plan)

The plots may be acquired on an off plan basis, with a reservation fee payable on agreement and the balance due upon completion and

handover.

## Option 2 – Self Build Opportunity

Alternatively, purchasers may acquire the land and proceed via a self build route, appointing ITC as the build contractor. This structure offers potential Stamp Duty savings, as tax is payable on the land value only.

Viewings and appointments are strictly by appointment only via Harper & Stone.

Council Tax Band New Build – rate not available yet

Water: Mains

Sewage: Mains

Heating: Air Source Heat Pump

Glenlomon is situated only 4 miles from the popular town of Kinross and enjoys plenty of attractions nearby including Loch Leven’s Larder and Lochore Meadows. Kinross itself is a scenic town on the shores of Loch Leven, offering a blend of rural charm and modern convenience. It has excellent local amenities, including Kinross High School within the Loch Leven Community Campus and several quality primary schools. With shops,

cafés, leisure facilities, and easy access to the M90 for commuting to Edinburgh, Perth, and Dundee, Kinross is ideal for families seeking a peaceful yet well-connected community.

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.



GROUND FLOOR



1ST FLOOR

