



The Farmhouse Levenmouth, Scotlandwell, Kinross-shire

The Farmhouse

Levenmouth, Scotlandwell,
Kinross-shire KY13 9JH

Beautifully appointed family home, situated in an exclusive, rural development with an open outlook over the surrounding countryside

Kinross 7.5 miles, Perth 24.5 miles, Edinburgh 28.5 miles, Stirling 29.5 miles

Ground floor: Vestibule | Reception hall | Open-plan Sitting room, dining room and kitchen Study | Utility room | WC

First floor: Master bedroom with dressing area and en suite | Guest bedroom with en suite 2 double bedrooms | Family bathroom

Double Garage | Private garden

The property

With its mix of natural stone and cream render elevations The Farmhouse is a traditionally styled family villa designed to blend sympathetically into its rural setting. The layout has been cleverly planned to provide maximum flexibility in its use and has an ideal combination of living and bedroom accommodation. A cosy vestibule leads into an airy, welcoming hallway which is flooded with natural light from two skylight windows on the first floor. From the hall double doors open into an impressive open-plan living area, which comprises of a sitting room with an array windows to the front and both sides which capture the stunning countryside views, a spacious dining room and impressive fully-fitted kitchen complete with a range of fitted appliances including:- Rangemaster cooker (or oven and hob if preferred, depending on build stage), integrated microwave oven, dishwasher and American-style fridge/freezer. Also on the ground floor is a study/family room, WC and useful utility room.

A feature oak staircase gives access to the master bedroom suite which features a dressing area and shower room. Completing this level is the guest bedroom with en suite and a further two double bedrooms as well as a spacious family bathroom.

It should be noted that depending on the build stage it may be possible for the purchaser to choose interior fixtures and fittings such as kitchen units, worktops and tiles etc. Please ask for details.

Specification summary

Joinery and doors - Oak Staircase, hardwood internal doors, oak facings and skirting boards, Rockdoor external doors and UPV double glazed windows.

Shower and bathrooms - Contemporary white sanitary ware with coordinating ceramic tiles. Walk-in shower cubicle in main bathroom.

Kitchen - Bespoke design with a range of base and wall units complete with breakfast bar area. Choice of Rangemaster cooker or oven and hob. Appliances as noted above.

Utility room - Fully serviced with sink and laundry facilities.

Electrical - Media and sound system ready, Cat6 cabling for media throughout including SKY, External lighting. LED lighting throughout.

Heating - Electric Farho Intelligent Heating System with Thermostatic valves on every radiator. Grant Duowave Cylinder solar water heating system.

Outside

The Farmhouse has a private garden, which will be fenced and turfed in readiness for your own planting design. There is a double garage with power and light and a wide driveway provides parking for several cars.

For those with an equestrian interest is worth noting that it there is a small livery yard close-by where it is possible for owner's horses to board and graze in secure paddocks, and take advantage of all the lovely hacking around Loch Leven.



Location

The Farmhouse is one of 9 properties that make up a small, exclusive development situated close to the shores of Loch Leven and 1.5 miles from the pretty hamlet of Scotlandwell. Nearby Kinross offers a good range of shopping, Sainsbury's supermarket, professional services, health centre and leisure facilities. For a more comprehensive range of shopping, recreational and cultural facilities, Perth, Stirling and Edinburgh have a wider choice. In terms of schooling, children can progress from Portmoak Primary School (in Kinnesswood) onto Kinross High School and campus. Alternatively, there is a range of private schools in the area including Dollar Academy, where a bus runs from Scotlandwell to the school, with a further selection in Edinburgh and Perthshire. Being approximately 6 miles from the M90, The Farmhouse is well-placed for access to Edinburgh and Perth. Edinburgh Airport (25.5 miles) has flights to UK, European and international destinations. There are train stations at Markinch and Inverkeithing as well as a Park & Ride at Ferry Toll, which offers a commuter service into Edinburgh. The property is ideally situated to enjoy the beautiful countryside of Perthshire, Fife, and Kinross-shire. There is no shortage of rambling, bridle paths and cycle tracks in the area including the Loch Leven Heritage Trail, which is a unique 13 mile, traffic-free route around the north and east shores of Loch Leven. There are local golf courses at Kinnesswood, Kinross, Muckhart and Milnathort and the famous Old Course at St Andrews and courses at Gleneagles are 26.5 and 25 miles away respectively. Trout fishing is available in several nearby lochs and reservoirs including the national nature reserve at Loch Leven which includes the RSPB Visitor Centre at Vane Farm. The Scottish Gliding Centre at Portmoak is the largest in Scotland, and provides year-round flying for members and visitors.



General

Local Authority: Perth & Kinross Council.
Tel 01738 475000.

Services: Mains water and electricity. Drainage to private Klargester treatment system.

Note: The services have not been checked by the selling agents.

Council Tax: The property has not yet been assessed for Council Tax purposes.

EPC Band: Estimated at D

Professional Indemnity Insurance: Griffiths & Armour

Fixtures and fittings: Fitted white goods are included in the subjects of sale.

Offers: Offers are to be submitted in Scottish legal terms to the selling agents. Prospective purchasers are advised to register their interest in writing after viewing to the selling agents in order to be kept fully informed of any closing date that may be set.

Note: The interior pictures show a previous completed property by Carneil Homes and are not of The Farmhouse

Directions

From Edinburgh, travel north on the M90 towards Perth. Exit the motorway at Junction 5. Turn right on to the B9097, skirting the south side of Loch Leven. At the end of the loch, turn left towards Scotlandwell on the B920. After approximately ¾ mile the sign to Levenmouth will be visible. Turn to the left and continue straight on the access road until you reach the development. The Farmhouse will be on the right.

Edinburgh

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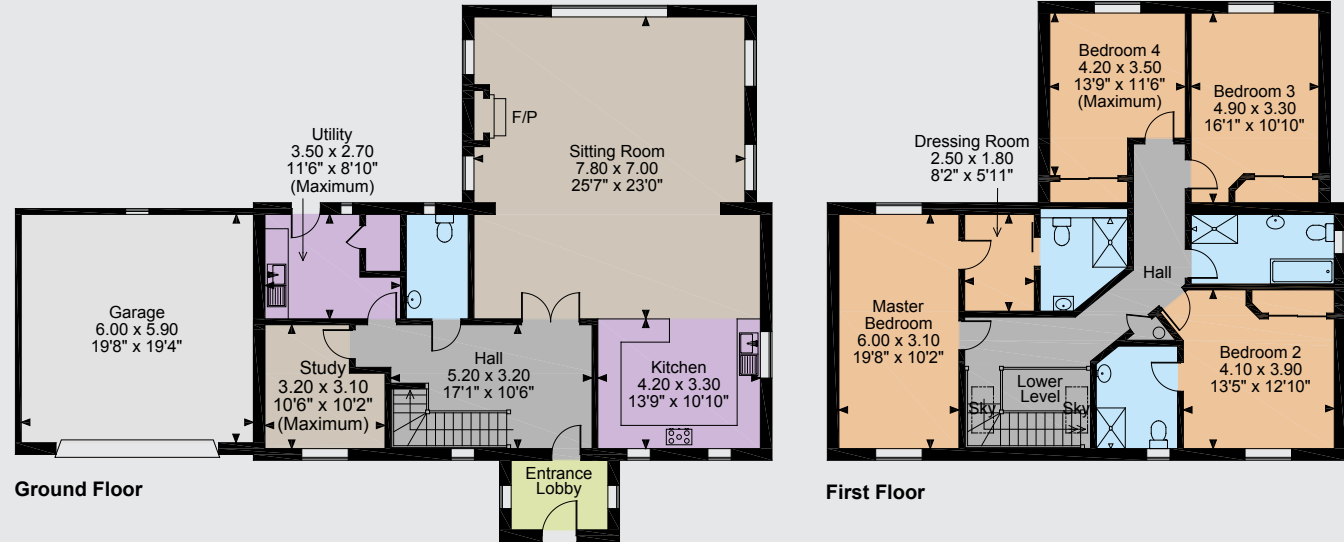
55 offices across England and Scotland,
including 10 offices in Central London

Floorplans

Main House internal area 2,497 sq ft (232 sq m)

Garage internal area 381 sq ft (35 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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