

McCrae & McCrae Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers



Plot 1, Carmore Farm, Glenfarg, Kinross-shire



Plot 1, Carmore Farm Steading, Glenfarg, PH2 9QB

Glenfarg 2m, J8 (M90) 5m, J9 (M90) 6m, bridge of Earn 7m, Kinross 8m, Cupar 16m, Perth 12m,
St Andrews 25m, Stirling 31m, Edinburgh 35m, Glasgow 53m

This house will be finished in a few weeks. It is a large and spacious bungalow offers the unique opportunity to own an exceptional new build home on a 0.43 acre plot. This bungalow takes advantage of the spectacular views that countryside has to offer. Set in a small spread out development of only 8 houses this property provides a fantastic balance of living in the country yet being able to commute easily to anywhere in central scotland.

Fixed Price £375,000

Accommodation

Ground Floor

- ❖ Vestibule
- ❖ Hall
- ❖ Open plan Dining/lounge room
- ❖ Kitchen
- ❖ Utility room
- ❖ WC
- ❖ Bathroom
- ❖ Master Bedroom ensuite

- ❖ Bedroom 4
- ❖ Bedroom 3
- ❖ Bedroom 2
- ❖ Jack and Jill en-suite in bedroom2&3
- ❖ Central heating, Double glazing

Outside

- ❖ Double Garage
- ❖ Large sheltered sun deck
- ❖ Extensive Gardens



Situation

House No 1 Carmore farm steading is located within a small development of 8 homes which lies 5 miles north of the M90(J8) and 6 miles south of the M90(J9) making it ideally placed for commuting throughout central Scotland. The M90 provides quick access to Kinross, Perth, Edinburgh and Dundee. The A977 heads west to Clackmannanshire Bridge and thereafter the motorway network to Glasgow and Stirling. Glenfarg lies 2 miles away. The Glenfarg hotel offers folk nights it is a good central focal point for the community. There is a church, tennis court and riding school. There is a good primary school.

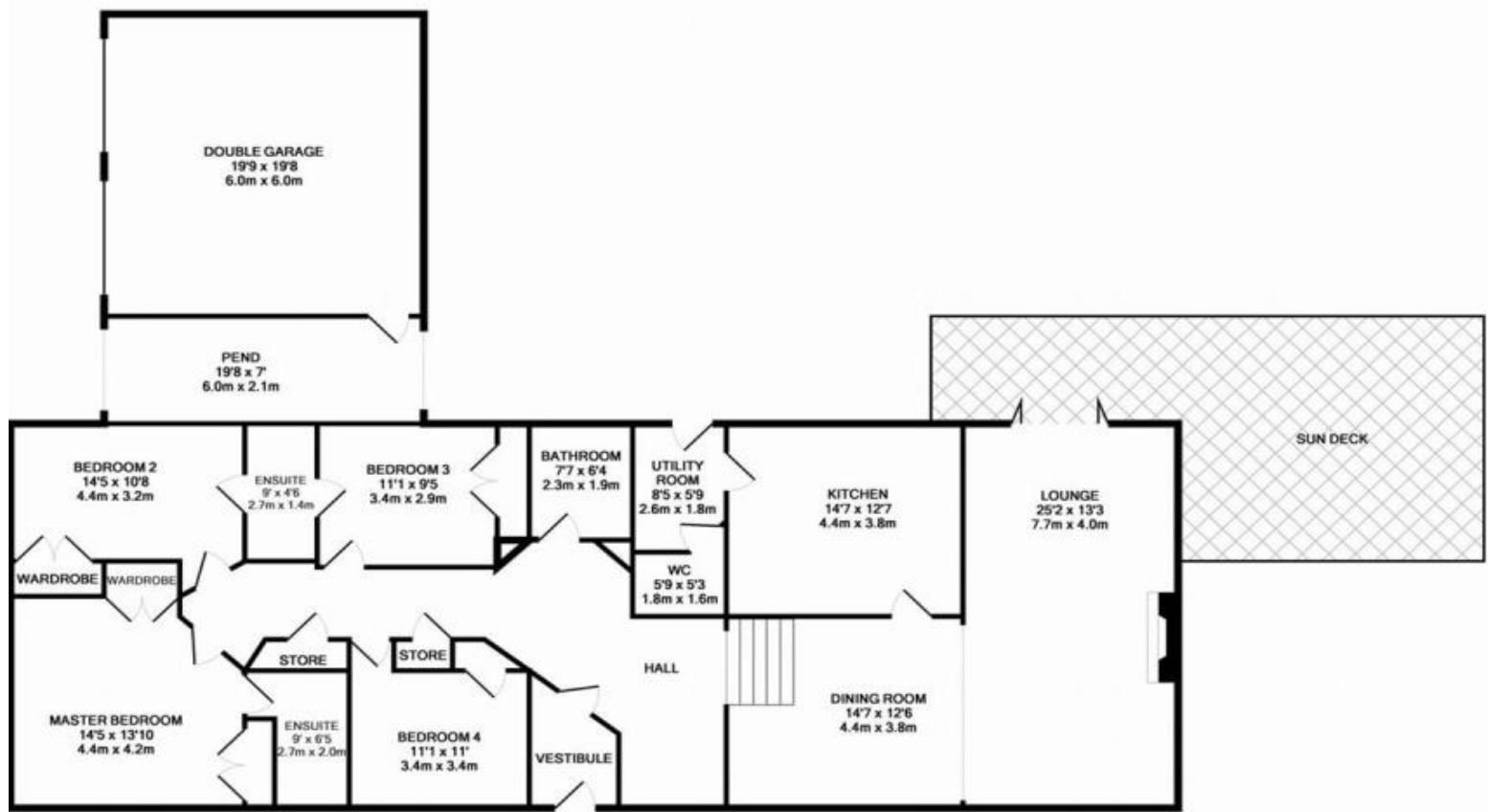
Nearby Kinross is an attractive county town that offers a wide range of local facilities including a supermarkets, leisure centres with swimming pools, good local shops, banking and a Park and Ride facilities with bus links to Edinburgh, Perth, Dundee, Aberdeen and Inverness. Kinross high school offers excellent secondary schooling and the property is within easy reach of many private schools including Strathallan, Craigclowan, Kilgraston and Dollar Academy. (Private bus connection for these schools from Milnathort).

The Loch Leven Heritage Trail is a unique waterside route which runs for almost 8 miles. The beautiful countryside trail provides for excellent walking, cycling, riding and country pursuits. Keen golfers are spoilt for choice with two excellent 18 holes golf courses in Kinross. The Gleneagles Hotel with played host to the 2014 Ryder Cup is only around 26 miles away.

House No 1 is the east most detached house in a 5 house "U shaped Steading" development. The farm house and two more distant cottages have been sold off already. No 5 is almost a mirror image. It has been completed and is sold.



Of plot 5 – only to give an idea of what plot 1 will look like once finished



Description

Comprising vestibule, hall, large split level open plan lounge/dining room with a high ceiling(circa 350sqft) with no less than 5 windows and bi-fold doors leading to a large cantilevered deck with glazed balustrade to take advantage of the panoramic countryside views. Fully fitted kitchen with high quality fittings. Cloakroom/WC. Large master bedroom with twin built-in wardrobes. Tiled ensuite facility with quality fittings and large walk-in shower. Bedrooms 2 and 3 are both double sized with built-in wardrobes and benefit from a Jack and Jill style ensuite. Bedroom 4 with built-in wardrobe. Tiled family bathroom. There is also a selection of generous storage cupboards.

Externally the property enjoys a large attached double garage together with a covered pend giving access to the back door and the enclosed rear garden area. It will be finished to the same exacting standard as those already completed on this site and will be offered with a full 10 year NHBC Buildmark warranty.

Directions

From the south proceed to Glenfarg from junction 8 of the M90 turn right just before the Glenfarg Hotel (in Glenfarg). Proceed over the motorway up the public road and turn first right. After half a mile you reach a crossroads go straight on and up the private farm road to the farm steading.



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Viewing and Registering an Interest

Viewing of the property is strictly by prior appointment only with the selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

Closing date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property misdescription

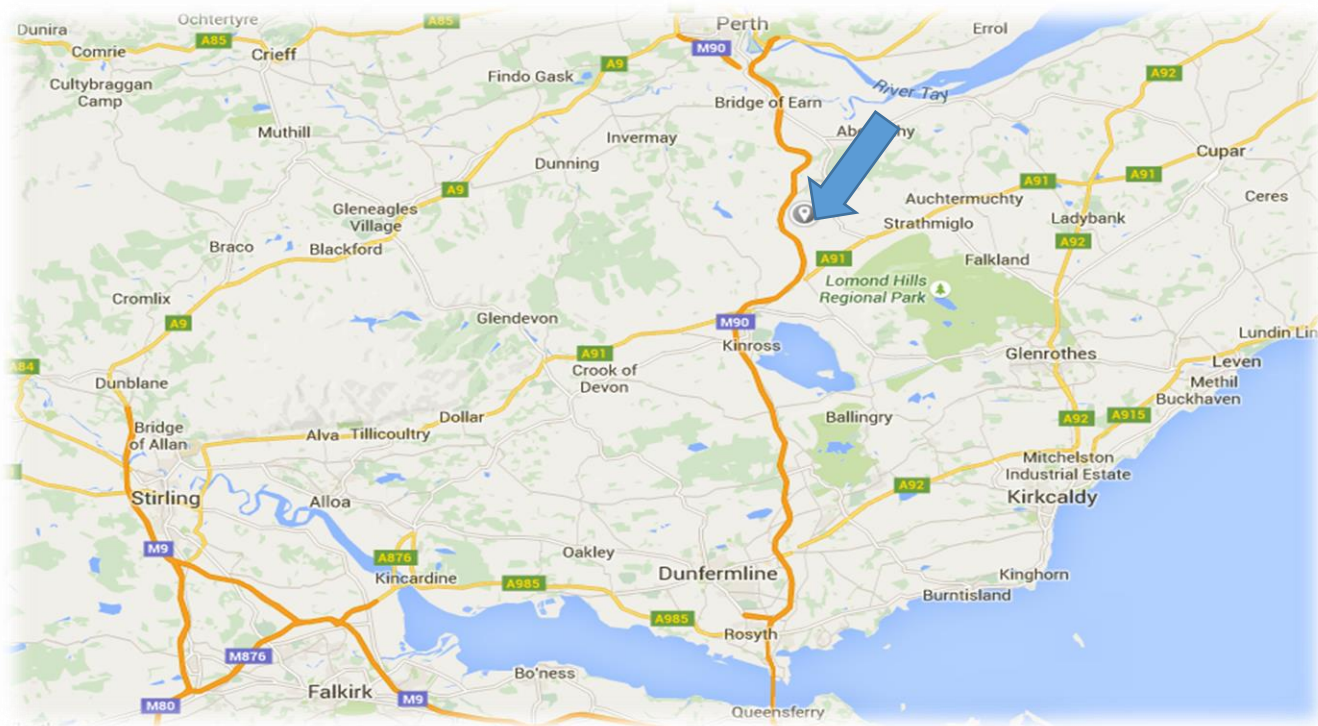
These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



Of plot 5 – Only to give an idea of what plot 1 will look like once finished



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