

# WESTER MOSS

RUMBLING BRIDGE, KINROSS, KY13 0QE



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents



# WESTER MOSS

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We are delighted to present to the market this prestigious and generously proportioned, stone-built house set in a superb semi-rural, elevated position, with glorious views over Perthshire and the surrounding countryside. Providing purpose-built stabling, grazing paddocks and access to fantastic hacking routes.

A sweeping tree-lined private road gives access to Wester Moss, which has been extensively and sympathetically renovated to create a truly unique house exuding charm and appeal that will immediately impress. This family home is well-designed and splits into two wings of the property.

On entering the property you are greeted by a grand welcoming spacious vestibule and entrance hall.



*The*  
**ENTRANCE HALL**

*The*  
**LOUNGE**



The impressive lounge with dual-aspect windows floods the room with natural light. The bespoke fire surround has been designed to showcase this area with a multi-fuel log burner.

The open-plan dining kitchen room is undoubtedly the heart of this grand home. There is a wealth of floor and wall units with bespoke worktops encompassing an abundance of integrated appliances all surrounding the dining table. The kitchen also benefits from vaulted ceilings, and lead onto the garden.



*The*  
**KITCHEN**





*The*  
**FAMILY ROOM**



Immediately adjacent to the kitchen is a lovely bright morning family room surrounded by windows and French doors with panoramic views over the countryside. The dining area which provides for more formal dining and entertaining is also located in this area. Further accommodation on the ground floor consists of a utility room & WC.

*The*  
**UTILITY**



*The*  
**WC**

## Master BEDROOM



The high-end interior-designed master bedroom has been created by the owners and is a thing of beauty that most of us will envy. The impressive area has been divided into two sections with a dressing area, bedroom and bathroom. In the bathroom, A walk-in shower, vanity basin and toilet are luxuriously appointed.



*The*  
**ANNEXE**



Located off the hallway you can discover a beautiful annexe that has its own lounge with high-quality built-in office furniture, a double bedroom and a wonderful bathroom.







Enticing you upstairs is an impressive wide carved oak staircase leading to an upper landing creating an imposing feature of the full-length hallway, an ideal spot to sit and read.

There are two bedrooms upstairs in this wing of the house with imposing views as well as a further shower room.



*The*  
**SHOWER ROOM**

*Second*  
**BEDROOM**



*Third*  
**BEDROOM**

**Fourth  
BEDROOM**



Bedroom four offers a shower room and is conveniently located above the entrance hall making it ideal as a guest room.



The landscaped grounds extend to over 10 acres and are fully enclosed with stone walls and fencing, beech/laurel and colourful fully stocked borders providing variety all year round. This has been subdivided into 5 summer grazing paddocks with field shelter along with 3 stone-built stables with tack room and hayshed.



*The*  
**EXTERNALS**

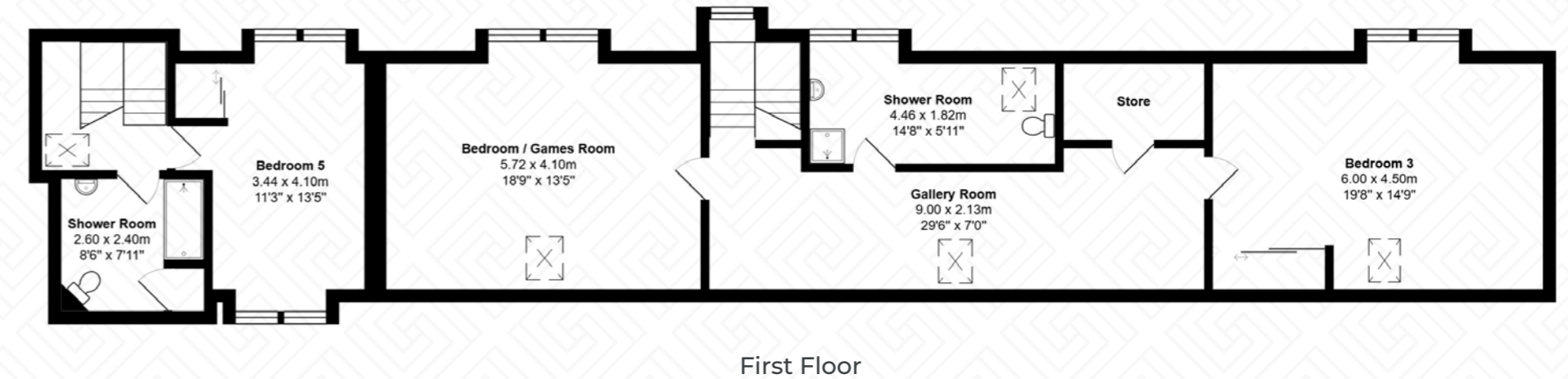
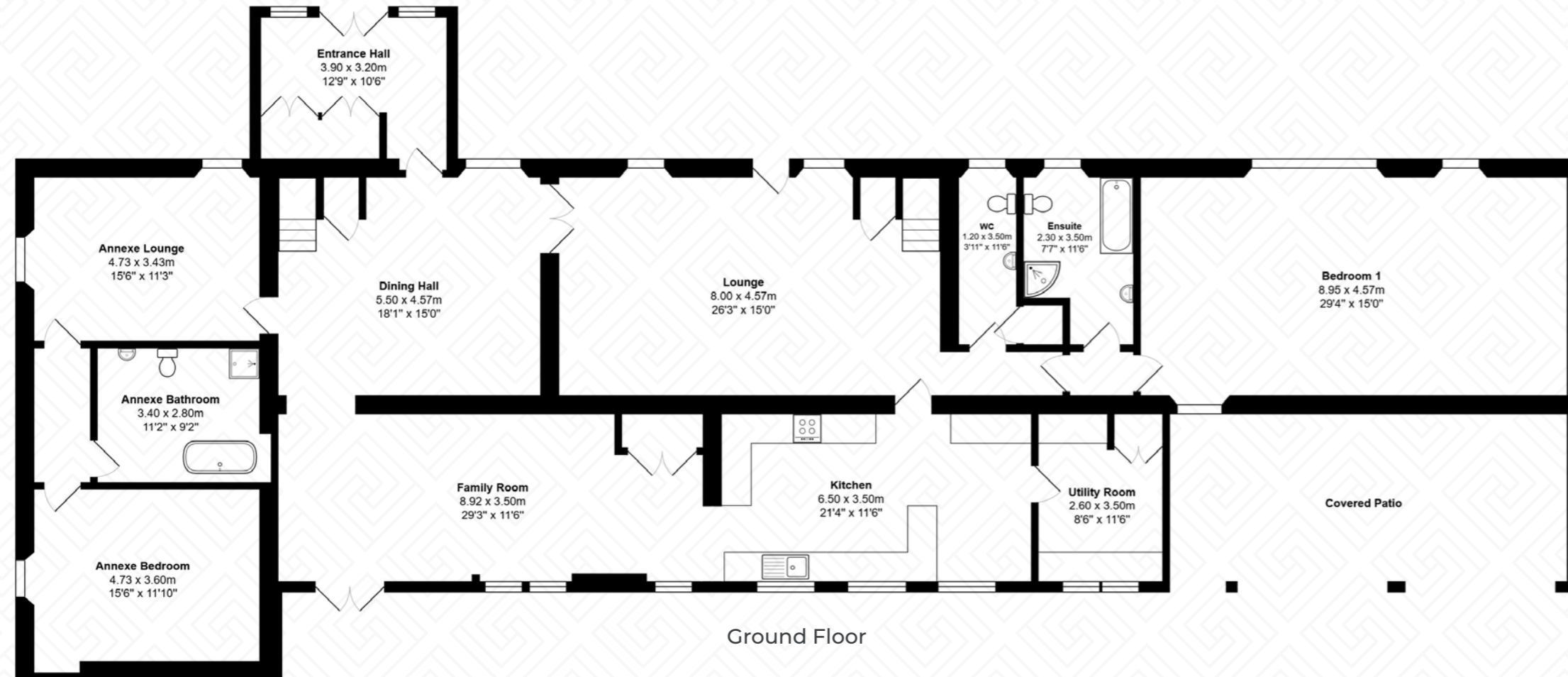


Wester Moss offers stunning views primarily to the south and east, overlooking its own gardens, fields, and the surrounding countryside. The driveway leads to electric gates and to a spacious parking area next to the house. The south-facing garden features a well-maintained lawn adorned with a variety of plants, trees, and shrubs. Additionally, there are 14 solar panels with 20Kwh batteries, a covered patio, a raised timber deck on the east side of the house, an Astroturf outdoor games area, a large floodlit enclosed arena and an outdoor covered seating area.

This is undoubtedly a perfect example of executive living in a serene rural setting. Simply magnificent!

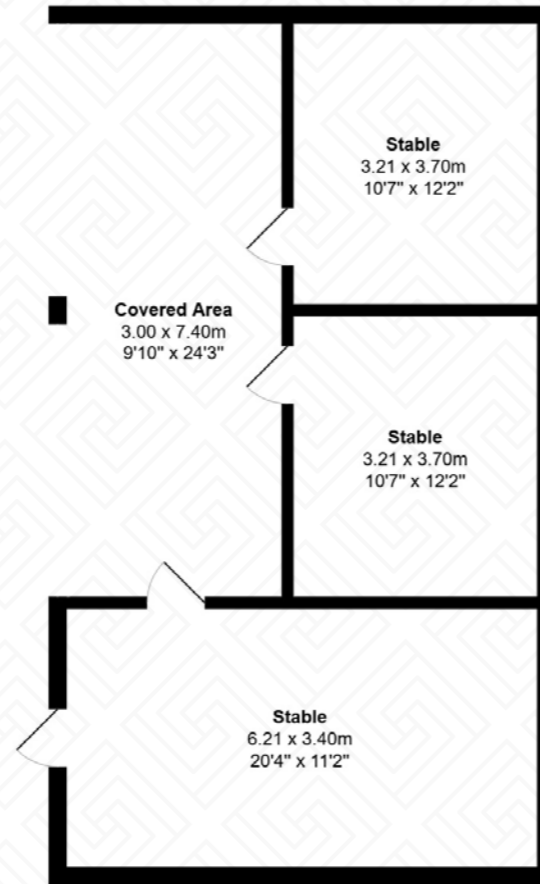
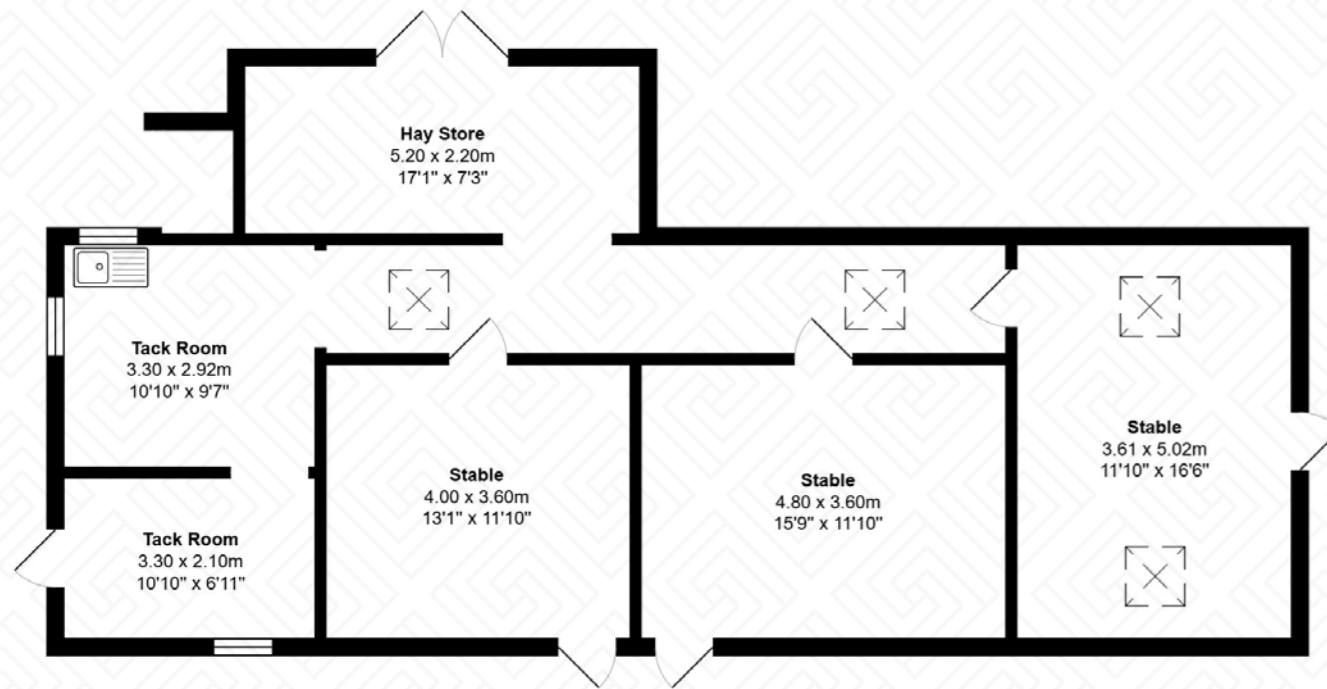


# House FLOOR PLANS

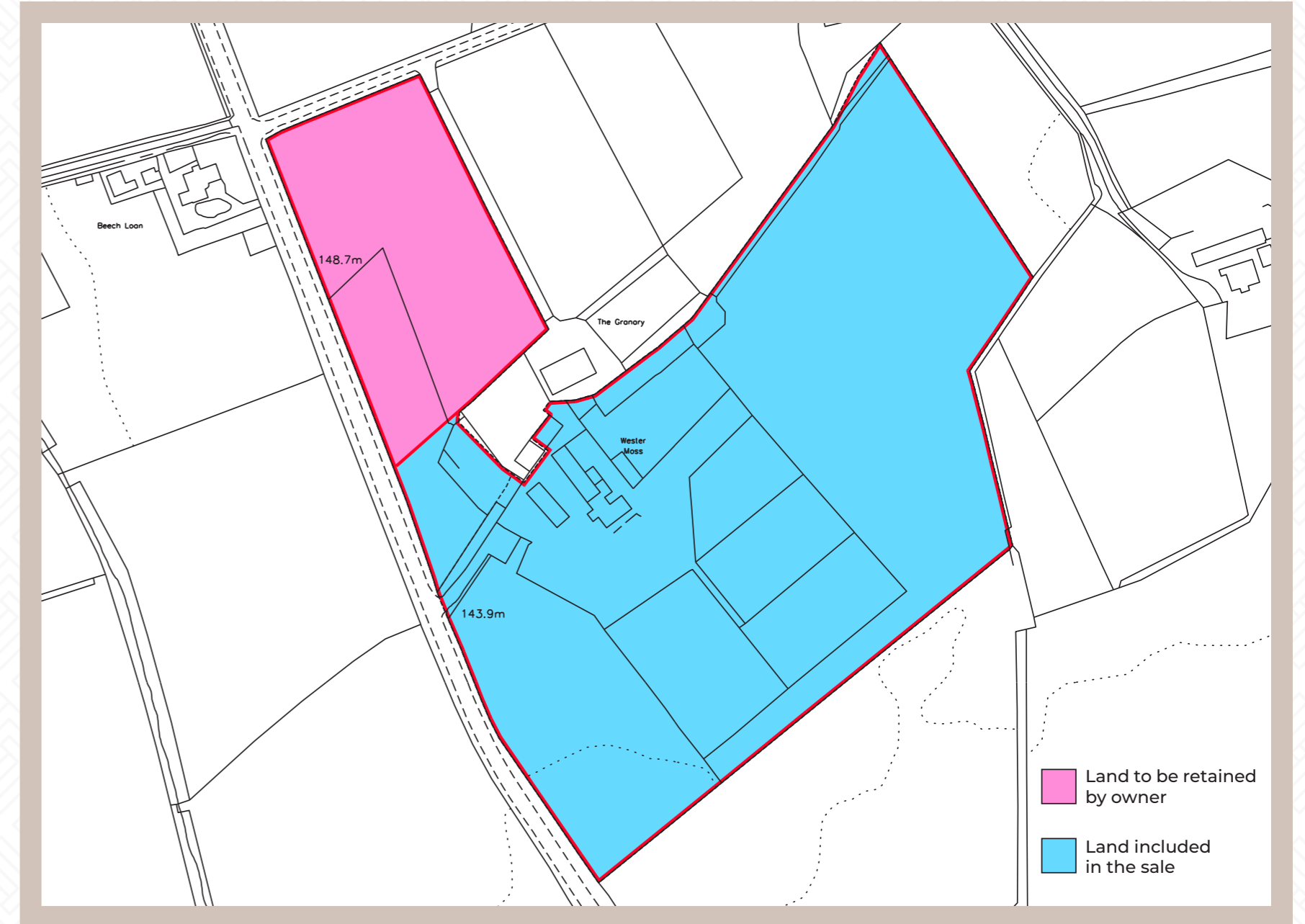


Gross internal floor area (m<sup>2</sup>): 381m<sup>2</sup>  
EPC Rating: D

# Stable FLOOR PLANS



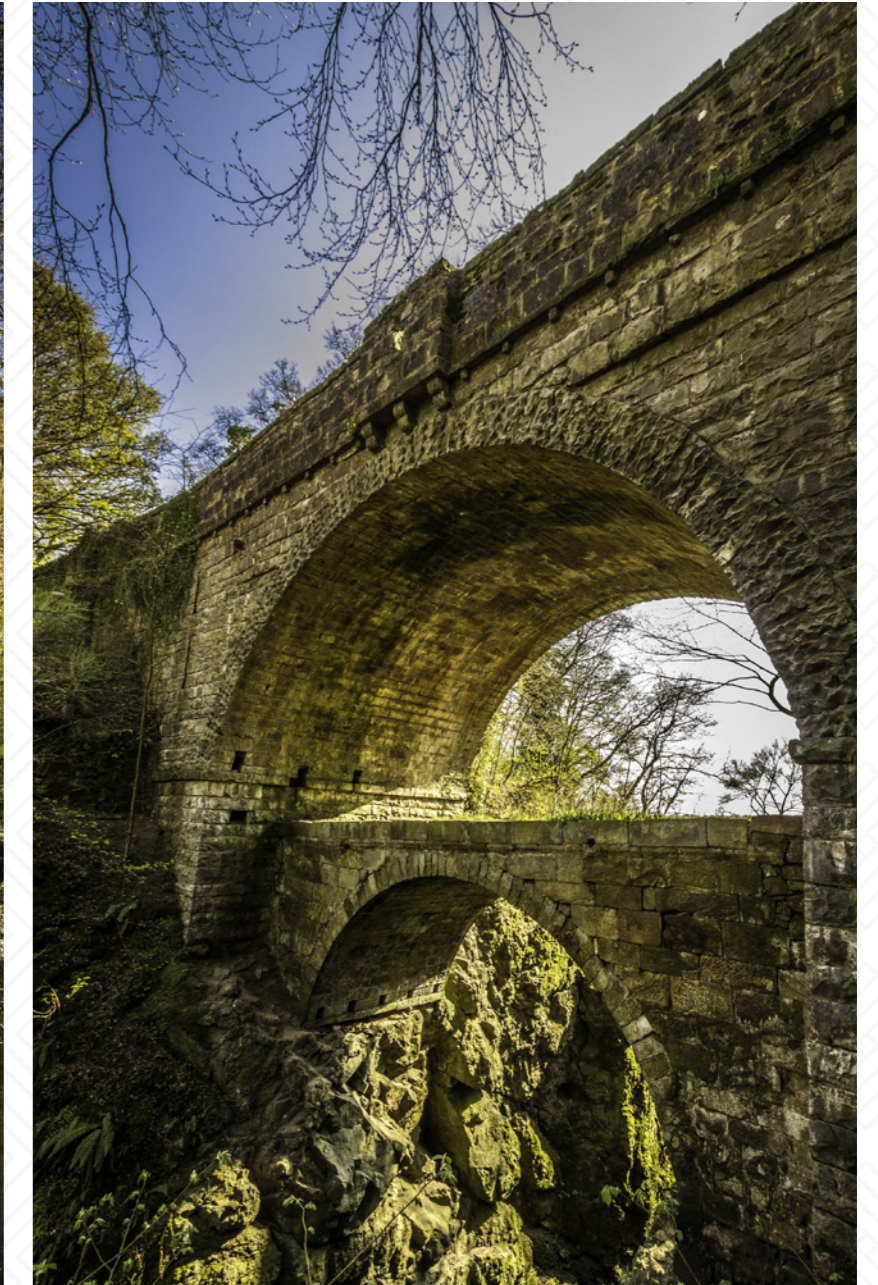
*Title PLAN*





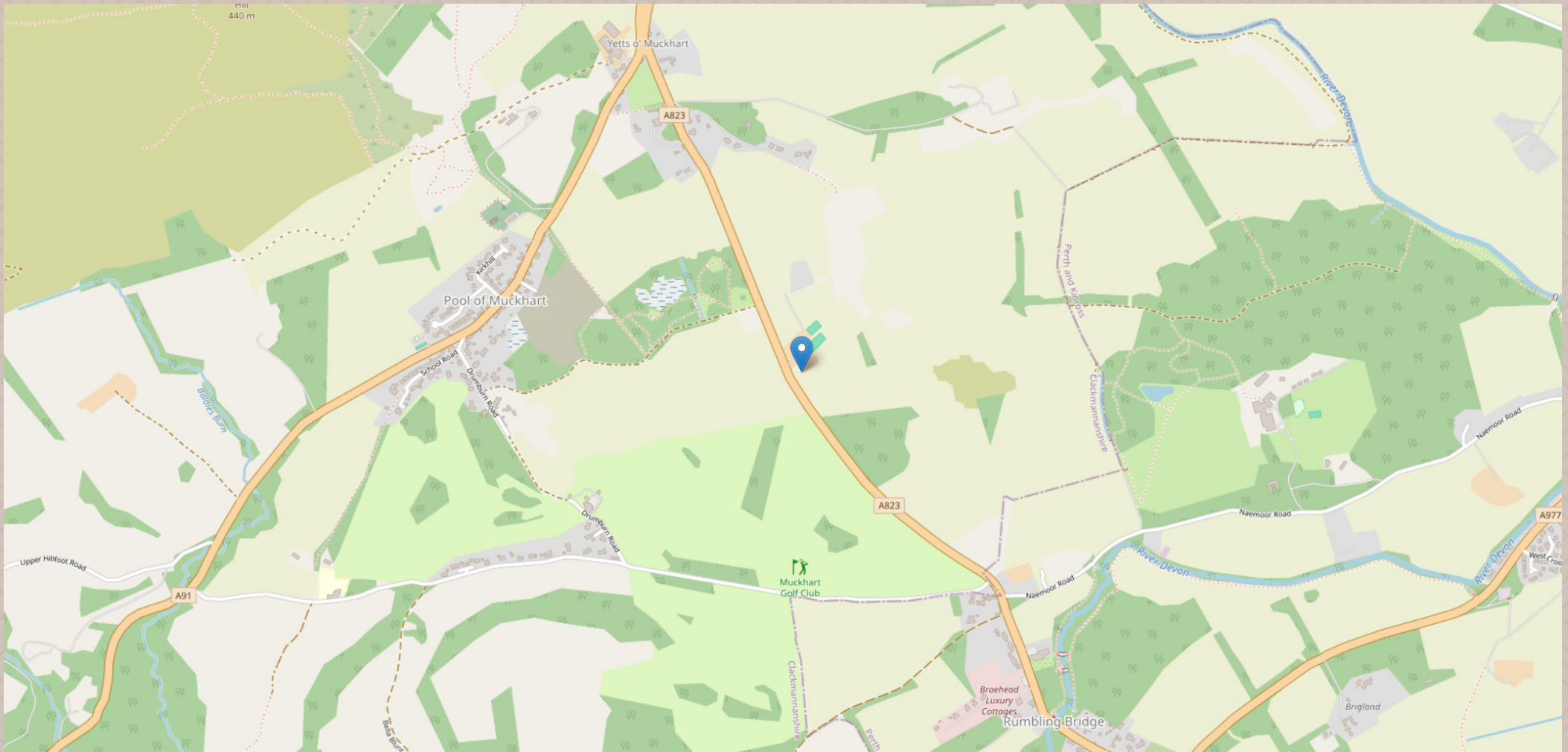
# The LOCATION

Wester Moss sits in an outstanding rural setting, with wonderful panoramic views over the rolling countryside. Local villages include Muckhart (1 mile) with Mona's tearoom and the Muckhart Inn. Crook of Devon (3 miles) which has a village shop, post office and garage. The larger town of Kinross (8.5 miles) has a supermarket, primary and secondary schooling and a good range of professional services. The appealing village of Dollar is only 5 miles away and has good local shops, cafés, restaurants and services. It is also home to the highly regarded Dollar Academy. The local area is popular for those who commute to central Scotland's cities and airports, with strong access links to Edinburgh (31 miles) and Glasgow (31 miles). Perth (21 miles) and Stirling (18 miles) are also within easy reach.





Wester Moss is also ideally placed for access to some of Scotland's most beautiful countryside: the hills and glens of Perthshire to the north, the Trossachs to the west as well as St Andrews and the pretty fishing villages of Fife to the east. Gleneagles Hotel, which is only 11 miles away, is recognised as one of the best hotels in Scotland and has superb leisure and restaurant facilities, not to mention its famous golf courses. More locally there are golf courses at Dollar and at Muckhart. There are also numerous walking, hacking and cycling routes in the nearby Ochil and Lomond Hills and access to horse trails from the property. In addition to Dollar Academy, private schooling at Glenalmond, Strathallan, Kilgraston and Craigclowan are all within about 30 miles of Wester Moss.



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