

THE RIGG FOSSOWAY, KINROSS KY13 0UP

HARPER & STONE
ESTATE & LETTING AGENTS





THE RIGG FOSSOWAY

KINROSS, KY13 0UP

PROPERTY FEATURES

- Stunning, individually designed home built 7 years ago
- Outstanding views to open countryside and Ochil hills beyond
- Open concept kitchen/dining/family room
- 5 Generous bedrooms plus separate study
- Flexible family living accommodation over approximately 282 square meters
- Guest bedroom with ensuite shower room
- Immaculately presented throughout
- Attached double garage and parking for multiple vehicles
- Early viewing recommended

Harper & Stone are delighted to bring to the open market 'The Rigg', a truly stunning home which enjoys a desirable and sought after setting within an exclusive residential development of 7 dwellings in total, all of which are varied and unique property styles. The Rigg is set in an idyllic semi-rural location benefitting from enviable panoramic views to the Ochil Hills and surrounding countryside yet is convenient for all amenities including major road networks which provide ready access to the most important business and cultural centers throughout Scotland.

The accommodation is portrayed as below:

Ground Floor: Entrance Vestibule, Hall, Open Plan Living/Dining/Kitchen Space, Lounge, Bedroom, Boot Room/Study, Utility Room and Shower Room.

First Floor: Landing, Master Bedroom with Ensuite Shower Room and Walk-in Wardrobe, Guest Bedroom with Walk-in Wardrobe and Ensuite Shower Room, Two further Bedrooms and a Family Bathroom.

Entry through the front door leads to the entrance vestibule, double doors then open to the welcoming Hallway and the ground level living flows from here. To the right is the open concept Kitchen/Dining/Family Room. The immediate impression is of light and space, with the French doors and triple floor to ceiling window showcasing the panoramic views of the surrounding countryside. The kitchen presents a wide selection of wall and base units in a pale grey Shaker style with contrasting granite work surfaces. The functional centre island provides further storage alongside space for 2 high stools and an oak finish work top. Integrated appliances include a 5-ring induction hob, double oven (positioned within the centre island), dishwasher and full height fridge. There are 2 pull out larders, one is full height and the other counter height. A clever design is behind some of the cupboards are drawers and pull-out shelves, this lets the uniform feel flow. An added bonus is a super walk-in pantry affording ample storage and space for a free-standing freezer. This room is ideal for modern Family living and entertaining alike. From here double doors open to the formal Lounge with triple aspect windows providing reams of natural daylight to saturate the room. A dual fuel stove takes centre stage, set within a hard wood surround with slate hearth.







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Returning to the hallway there is a good-sized Utility/Laundry Room with a single drainer stainless steel sink, under sink cupboards, pulley, space for 2 free standing appliances. From here, the back door accesses the rear of the house. Bedroom 5 is front facing with a double fitted wardrobe. Opposite is a Shower Room offering a large walk-in drench shower, vanity sink with storage, heated towel rail and WC. The white tiles and crisp French blue walls create a slick, fresh feel to the room. Completing the ground floor living is the Study, a must for remote working. The integral double garage can also be accessed from here.

Heading up to the upper landing, 4 Velux windows provide copious amounts of natural light to flood in. The principal suite is rear facing with a Juliette balcony presenting the most stunning views of the surrounding countryside. The ensuite Shower Room is spacious; housing a drench shower, vanity sink with under sink storage and WC. An added bonus is the walk-in wardrobe with ample space for a combination of drawers and hanging facilities. Bedroom 2 is front facing with an ensuite Shower Room and dressing area. Bedrooms 3 and 4 are both good sized double rooms with fitted wardrobes. Completing the upper living is the Family Bathroom comprising P shaped bath with over bath drench shower, vanity sink with storage, heated towel rail and WC.

Externally there are private garden grounds to the front, side and rear of the property bounded by timber fencing. Off street parking is available to the front of the property

on a private driveway. The gardens are predominately laid to lawn with a selection of raised beds to the side of the property. To the front of the property there are a lovely selection of saplings and shrubs which are really coming into their own. There is a double attached garage located to the side of the property which is accessed via a pedestrian door from the boot room/study and electric up and over doors at the front.

Once seen, The Rigg will leave a lasting impression, it has been and will continue to be a happy family home. Don't miss out on the opportunity to make this house your own and create lasting memories in this beautiful property.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances. Certain items might be available through separate negotiation.

Viewing is highly recommended to appreciate all this property has to offer. Viewings are strictly by appointment only through Harper and Stone.

Council Tax Band G
EER Band C
Water: Mains
Sewage: Shared Septic Tank
Heating: LPG Gas

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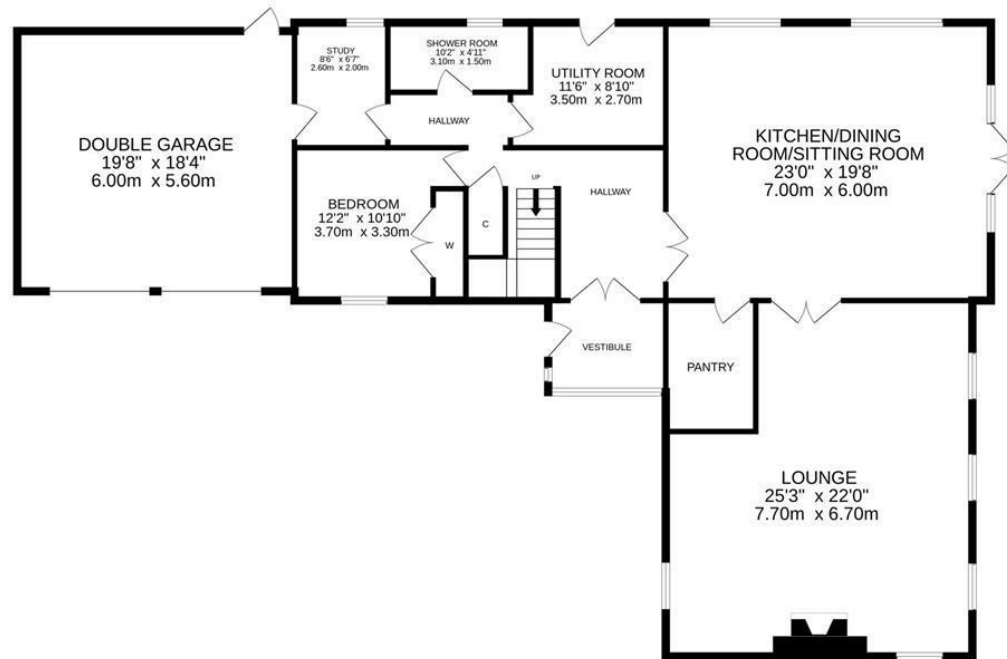
Fossoway is a rural village set amidst the backdrop of the Ochill Hills and is within 5 miles of the M90 motorway links and Kinross which has a wide selection of local shops, banks, cafes and hotels. The area is well catered for with a wide selection of social/recreational and sporting facilities and there is also the stunning Loch Leven Nature Reserve. Schooling is available locally at Fossoway Primary and Kinross High School whilst private schooling is available at Dollar Academy, Glenalmond and Strathallan. There are school buses available at the end of the access road.

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

