

WESTSIDE POWMILL FK14 7NN

HARPER & STONE
ESTATE & LETTING AGENTS





WESTSIDE

POWMILL, CLACKMANNANSHIRE FK14 7NN

PROPERTY FEATURES

- Immaculately presented 4-bedroom detached family home
- Approximately 170 square meters of flexible living accommodation
- Magnificent vistas surrounding the property
- High quality German fixtures and fittings dominant within the design
- Master bedroom with en-suite
- Attention to detail is personified throughout this beautiful home
- Neutral décor to suit all tastes
- Perfect fit blinds on all windows
- Detached double garage with up and over electric doors
- Early viewing highly recommended

Harper & Stone are absolutely delighted to bring to the market Westside, an immaculately presented 4 bedroom detached family home constructed circa 2009. Early viewing is highly advised as a high level of interest is anticipated.

The property is presented in outstanding decorative order throughout in a neutral colour pallet. The accommodation is generous, modern, and versatile to accommodate modern family living and is offered as below:

Ground Floor – Entrance vestibule, Hall, Cloakroom, Kitchen with open plan Dining Room/Family Room, Utility Room, Lounge and Master Bedroom with en-suite Shower Room.

Upper Floor – Landing, Upper Lounge/Bedroom Four, Bathroom and two further Bedrooms.

Entry to the property is through a solid wood front door into a light bright vestibule with views to the back and side. A feature glass door opens to the hallway from where the lower living flows. To the left is the Kitchen and Family/Dining Room offering a relaxing open plan area with beautiful stances to the side and rear of the property. The vendor is happy to leave the dining table and chairs, which compliment the kitchen. Included in the sale, is a Bang & Olufsen wall mounted television. The kitchen boasts an excellent choice of wall and base units offering plenty of storage space and features a centre island containing a Siemens induction hob and Electrolux extractor hood. Integrated appliances include double oven, dishwasher, fridge freezer and the vendor is happy to leave the American style free standing fridge freezer. The utility room leads off the kitchen and offers space for 2 free standing white goods (the vendor is happy to leave the washing machine and tumble dryer), storage cupboard, worksurface area and the backdoor which provides access to the garden.

The living room presents a vaulted ceiling, a beautiful design point enhancing the characteristics and feel of the space. A beautiful floor to ceiling triple paned picture window enhances the view to the picturesque countryside







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adjacent. French doors lead out to the well laid mature garden with seating area. Included in the sale, is a Bang & Olufsen stereo CD comprising a wall mounted CD player and twin floor standing speakers, which are interlinked with the Bang & Olufsen television in the dining room. Returning to the Hallway the Master bedroom is rear facing, a calming room with two double wardrobes and en suite shower room comprising walk-in shower, floating vanity sink and WC. Completing the lower living is the Cloakroom with vanity sink set within a feature wooden open stand and WC.

Heading upstairs the bespoke Bainbridge staircase and balustrade lead to the first floor living. Bedroom 2 runs the width of the property and has a window at one end and a Juliette balcony at the other which makes the most of the stunning surrounding countryside. This room is currently utilised as a second living space/reception room. Bedrooms 3 and 4 are good sized double rooms, they are light bright rooms with built in wardrobes. Completing the upper living is the Family Bathroom offering bath, corner shower with waterfall head, floating feature wash basin and WC.

Externally there are garden grounds to the front, side and rear bounded by a combination of stone walls, fencing and mature hedges. The private rear garden is laid to lawn with a selection of established trees, plants and

shrubs. To the front of the property is a low maintenance seating area with view of the surrounding countryside. There is a detached double garage with up and over electric doors, parking for several vehicles and an 8x6 standalone shed.

Westside is immaculate throughout and has been thoughtfully presented offering a comfortable, relaxing family lifestyle. Whether you are looking for a family home with room to grow, a place to host gatherings with friends, or simply a peaceful retreat to call your own, this home ticks all the boxes. We strongly recommend an early viewing to secure your forever home.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances, white goods (washing machine and tumble dryer in utility room) and Bang & Olufsen CD player, speakers and television, specifically as described above. Other items might be available through separate negotiation.

Water: Mains
Sewage: Septic Tank
Heating: LPG

Council Tax Band F

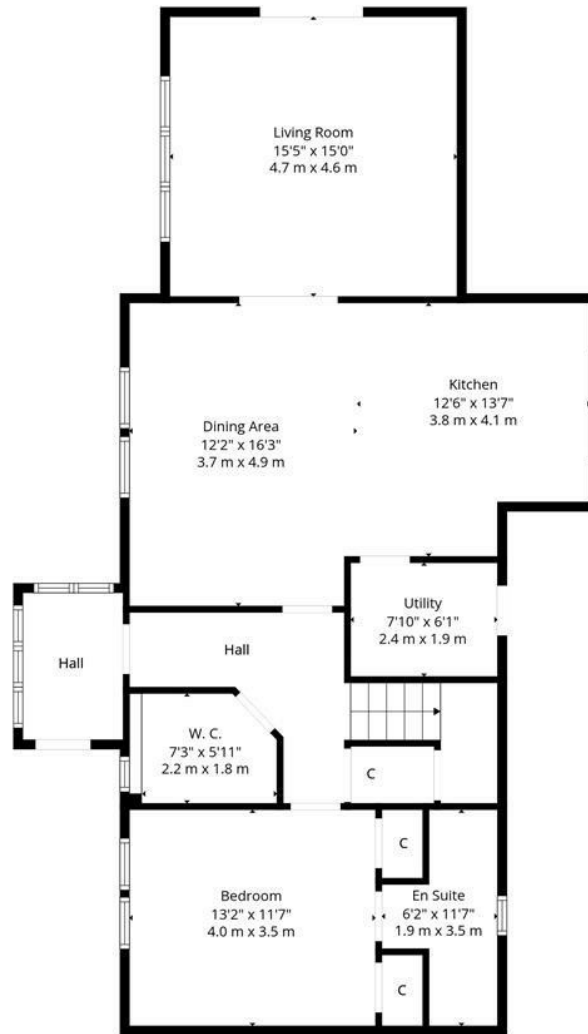
EER Band D
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Powmill is a lovely village with a village shop, milk bar and antiques shop. Further amenities are accessible in Dollar and towards Kinross, where most major supermarkets, leisure facilities and day to day essentials can be found. Schooling is available nearby at Fossoway Primary and Kinross High, as well as Dollar Academy for those wishing to educate in the private sector. Powmill is also ideal for commuters with motorway access nearby to both Perth, Edinburgh and Glasgow.

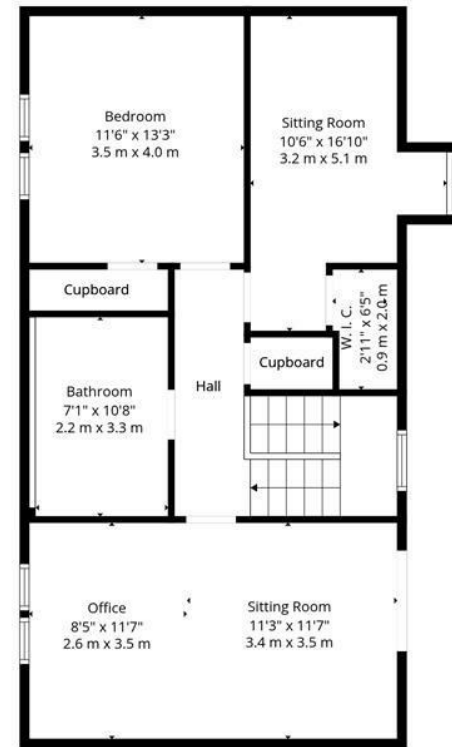
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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.







Floor 1



Floor 2



TOTAL: 1801 sq. ft, 167 m2
FLOOR 1: 1049 sq. ft, 97 m2, FLOOR 2: 752 sq. ft, 70 m2
EXCLUDED AREAS: UTILITY: 48 sq. ft, 4 m2, LOW CEILING: 21 sq. ft, 0 m2, WALLS: 149 sq. ft, 15 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>