

# Kinness House Ryland Lodge, Dunblane

Perthshire







PROPERTY AND  
ESTATE AGENTS

WELCOME TO

## Kinness House Ryland Lodge, Dunblane

*Halliday Homes Collection are proud to present to the market "Kinness House", which was completed in 2024. Standing in perfect harmony with its surroundings, this extraordinary property represents a landmark in contemporary architectural design. This one-of-a-kind home was meticulously designed to create a living experience that is both distinctive and unrepeatable.*





*5 Beds | 3 Baths | 296m<sup>2</sup>*

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*The internal accommodation comprises: welcoming reception hall, very spacious open plan lounge/kitchen/dining which is perfect for entertaining, separate utility room and WC. On the first floor there are five bedrooms - two with en-suite facilities and a family bathroom completes the accommodation. Warmth is provided by an air source heat pump, with the full ground floor having underfloor heating and the property is fully double glazed. The property further benefits from an alarm system.*

*The property sits in extensive, very well maintained, wraparound, private garden grounds which catch the sun all day. Laid mainly with lawn and there is a fantastic canopy/patio seating area which is perfect for entertaining. Private driveway for ample off-street parking and integral double garage with light, power and electric up-and-over door.*



















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## **ALL ENQUIRIES**

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