

BLAIRBEG CARNBO, KINROSS KY13 0NX

HARPER & STONE
ESTATE & LETTING AGENTS





BLAIRBEG CARNBO

KINROSS, KY13 0NX

PROPERTY FEATURES

- Charming four bedroom family home dating from circa 1910
- Beautifully presented interiors with an abundance of natural light
- Approximately 132 square meters of flexible living
- Stylish bespoke hand made kitchen with Rangemaster cooker
- Spacious dual aspect lounge/dining room with woodburning stove
- Bright principal bedroom with adjoining cloakroom facilities
- Walk through dressing area with fitted storage and dressing table
- Private mature garden with seating areas, greenhouse and Dutch style shed
- Off road parking accessed from the side of the property
- Early viewing strongly advised

Harper & Stone are delighted to introduce Blairbeg to the market, a beautifully presented four bedroom family home in Carnbo, dating from circa 1910. Combining the charm of an established home with thoughtfully considered contemporary interiors, Blairbeg offers a wonderfully welcoming living environment, filled with natural light. From the generous lounge and dining room to the striking teal kitchen and tranquil mature garden, this appealing home brings together style, comfort and versatility, creating an inviting setting for family life.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Lounge/Dine, Kitchen/Breakfast Room, 2 Bedrooms and a Bathroom.

First Floor: Landing, Bedroom 1 with Cloakroom Area, Dressing Room/Corridor, Bedroom 4.

Entry to Blairbeg leads into a spacious and welcoming hallway, where floor to ceiling fitted cupboards provide excellent storage, helping to keep everyday essentials neatly organised. From here, the ground floor accommodation unfolds, offering a thoughtful balance of sociable living space and comfortable bedrooms.

To the right, the hallway opens into the generously proportioned lounge and dining room. This lovely fresh space enjoys dual aspect windows, allowing natural light to flow through the room and creating a bright, relaxed atmosphere. A woodburning stove forms a charming focal point, bringing warmth and character to the seating area and providing a cosy setting for quieter evenings. The room also comfortably accommodates a dining table and chairs, offering an inviting space for family meals or a more formal occasion with friends.

Accessed directly from the lounge, the stylish bespoke hand made kitchen and breakfast room is a particularly attractive feature of the home. Carefully planned and beautifully finished, it offers an excellent selection of wall, base and floor to ceiling cabinetry in an elegant navy hue, complemented by light work surfaces and stylish fittings. A Rangemaster cooker with gas hob takes centre stage beneath a substantial shelf, lending character to this practical and sociable heart of the home. Integrated appliances include a dishwasher, washing machine, fridge freezer, tumble drier and wine fridge, while a double Belfast sink adds a timeless finishing touch. Recessed spotlights and distinctive patterned flooring complete the space, with room for a breakfast table providing a lovely option for informal dining. Patio doors frame the leafy garden outlook and connect the kitchen with the outdoor surroundings.

Returning to the hallway, Bedroom Two is a spacious double room enjoying a front facing aspect, with ample room for freestanding furniture. Its generous proportions create a comfortable retreat, equally suited to family members or visiting guests. Bedroom Three overlooks the rear garden and offers a crisp, bright interior with a restful feel. Positioned alongside the other ground floor accommodation,







BLAIRBEG CARNBO

it adds welcome flexibility to the layout and could also serve as an additional sitting room or workspace, depending on individual needs.

Completing the ground floor is the beautifully appointed family bathroom. A freestanding roll top bath with a hand held shower provides an elegant centrepiece, complemented by a separate corner shower enclosure, a vanity sink with useful storage, a heated towel rail and a WC.

The open staircase within the lounge leads to the upper accommodation, where the principal bedroom sits to the right. Coombed ceilings lend character to this inviting room, while two side windows and a large roof window draw in an abundance of natural light. A recessed area accommodates a pedestal basin and WC, providing convenient private cloakroom facilities. To the left of the landing, the upper corridor has been cleverly arranged as a walk through dressing area. Fitted wardrobes, drawer storage and a built in dressing table make excellent use of the space, creating a practical addition to the upper floor.

Beyond the dressing area lies Bedroom Four, another bright and appealing room with a front facing roof window and access to useful eaves storage. This versatile space could equally be enjoyed as a home office, study or creative retreat, allowing the accommodation to adapt as family requirements evolve.

Externally, Blairbeg is set slightly back from the road, with off road parking accessed from the side of the home. The rear garden offers a wonderfully private and tranquil setting, predominantly laid to lawn and framed by mature trees, established shrubs and an abundance of foliage. This rich planting creates an attractive backdrop throughout the

seasons, with various seating areas providing opportunities to follow the sunshine at different times of day. Whether enjoying morning coffee, entertaining outdoors or simply finding a quiet spot to unwind, the garden is a delightful extension of the living space. A greenhouse and Dutch style barn shed are included in the sale.

There is an adjoining plot which has had Planning Consents in the past, this has now lapsed. The approximate size of the plot is 0.09acres/0.04 hectares.

Blairbeg is a home with a lovely sense of warmth and individuality, where charming features sit comfortably alongside stylish modern finishes. Its generous living space, flexible bedroom arrangement and beautifully established garden offer an appealing setting in which to settle, entertain and enjoy everyday family life. Harper & Stone strongly recommend early viewing to fully appreciate the presentation, natural light and welcoming atmosphere of this delightful home.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation///sweeter.crackles.thud

Council Tax Band D
EER Band F

Water: Mains
Sewage: Septic Tank
Heating: LPG

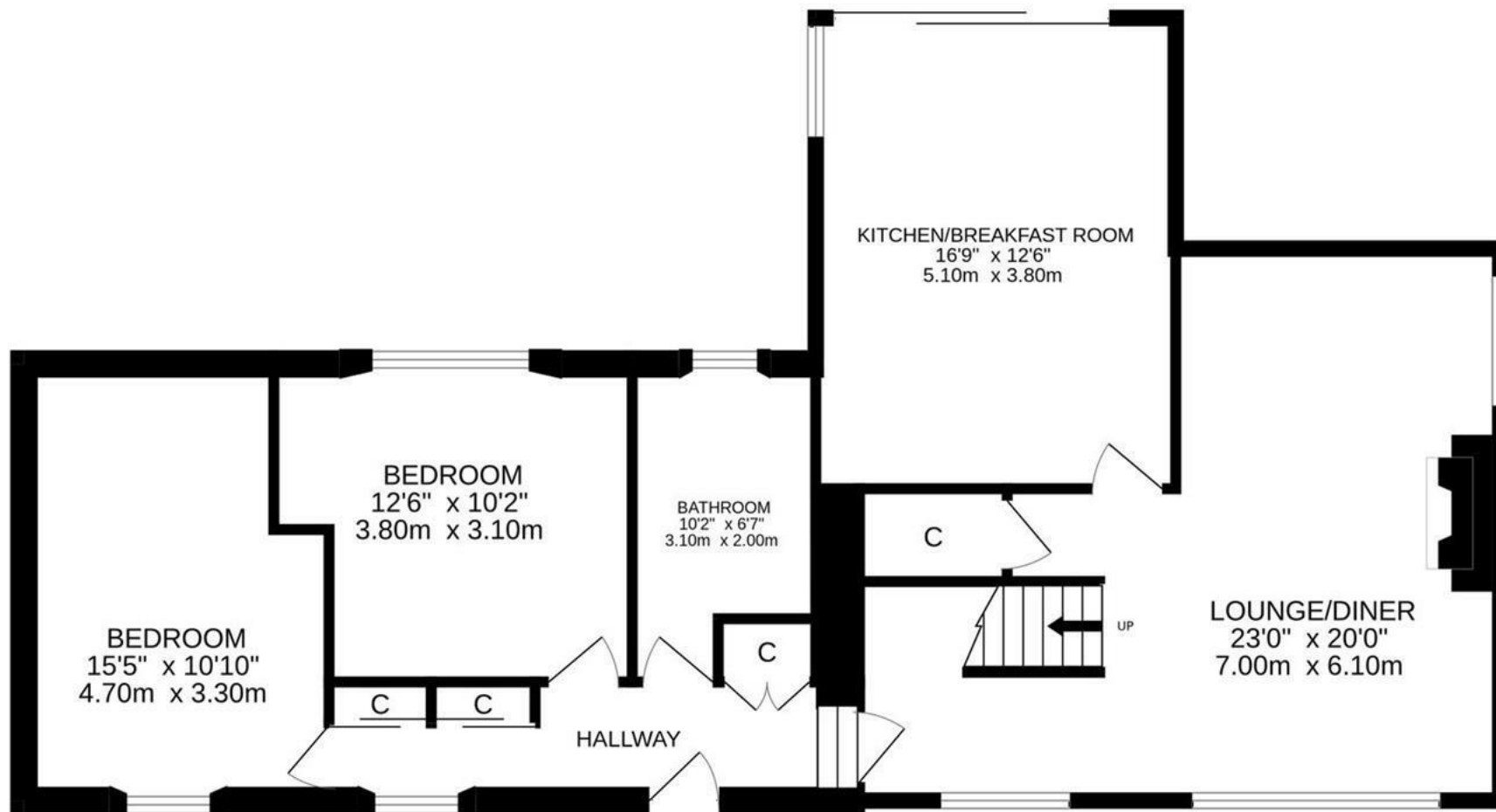
Carnbo is a rural hamlet situated in the picturesque Kinross-shire countryside and can be found just four miles from Kinross and the M90 or just 20 miles from Stirling and the M9. The area is surrounded by open countryside and the Ochil Hills providing a wonderful environment for many outdoor and recreational pursuits. A daily transport service operates from Carnbo to take children to Fossoway Primary School in Crook of Devon and to the newly constructed Kinross High School. Additional primary schools in Muckhart and Kinross are a short distance away and some of Scotland's highly regarded private schools such as Dollar, Craigclowan and Kilgraston are within an easy drive. Day to day amenities can be found in both Dollar and Kinross where you will find a good selection of shops, banking and medical facilities as well as bars, restaurants and cafés. A wider selection of amenities is available in Stirling, Perth and Dunfermline. Both Glasgow and Edinburgh are within approximately one hour's drive from the property.

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

