

EAST STEADING RUMBLING BRIDGE, KINROSS KY13 0QG

HARPER & STONE
ESTATE & LETTING AGENTS





EAST STEADING RUMBLING BRIDGE

KINROSS, KY13 0QG

PROPERTY FEATURES

- Stunning 4 bedroom steading conversion Circa 2000
- Tucked away along a leafy lane in a private situation
- Outstanding views over the surrounding countryside
- East Steading retains its original charm and appeal
- Radiating character, the property extends to approximately 181 square meters
- Superbly maintained and utterly appealing
- Principal bedroom with ensuite shower room, plus 3 further bedrooms
- Private South facing back garden
- Ample off road parking
- Early viewing strongly advised

A fantastic opportunity to purchase East Steading, a charming steading conversion which Harper & Stone are delighted to present to the open market. This delightful home exudes a timeless appeal and offers a blend of modern living and a distinctive personality. With an abundance of “curb” appeal, this home not only welcomes you but also creates a sense of pride and belonging. East Steading has been within the same family for 25 years since its conversion and is looking to welcome the new custodians.

The accommodation is portrayed as below:

Ground Floor - Entrance Vestibule, Hallway, Living Room, Two Bedrooms, Bathroom, Dining Kitchen, and Utility Room.

First Floor - Landing, Main Bedroom with Ensuite Shower Room, and one further Bedroom.

The canopy porch at the front door creates a wonderful first impression. On entering the property is the entrance vestibule, which in turn opens to the main hallway from where the lower living flows. The hallway is welcoming with its deep set picture windows allowing the daylight to seep in. At the far end of the hallway sits the Lounge, a lovely bright cosy room with a working fire which sits upon a slate plinth with a beautifully styled wooden mantelpiece. With windows on both sides of the room, it is the perfect place to sit and take in the views of the garden. Bedrooms 3 and 4 are cited at this end of the house, both are front facing generous double rooms with fitted wardrobes. Sat in between the two bedrooms is the Family Bathroom presenting freestanding roll top bath, walk in shower, pedestal sink, heated towel rail and WC. The neutral décor creates the perfect retreat to unwind in at the end of a busy day. With the exception of the Kitchen/Dining Room, the flooring on the ground level is hard wood which adds to the seamless flow of the living space.

Returning to the hallway, at the other end of the hallway is the dining kitchen, truly the heart of the home. This classic country kitchen exudes appeal with a good selection of wall and base units in a Shaker style in teal blue for







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the base units and white for the wall. The free standing island provides further storage and is included in the sale? There is a free standing Smeg Range, dishwasher and room for a large American style fridge freezer. The dining room is perfect as a relaxing social space with a delightful window nook in front of the French doors which open to the back garden. The Dining space comfortably houses a large dining table for 6-8 diners. The Fired Earth flagged flooring furnishes both rooms and adds to the practicality and aesthetic feel. From the kitchen is the Utility Room with further storage, a single drainer sink, space for a freestanding appliance and access to the exterior.

Heading upstairs to the upper landing are 2 generous bedrooms, with fitted wardrobes. The Principal bedroom is a lavish space comfortably accommodating a super king sized bed, a Velux window above. The ensuite shower room is an oasis of calm encompassing large walk in shower, vanity sink with storage and WC. Bedroom 2 is also a generous sized double.

Externally, the property has garden grounds to the front, side, and rear, bounded by a combination of timber fencing, stone walls and hedging. There is an integral single garage with up and over door, power and light are provided and the monobloc driveway provides ample parking. The front garden has been thoughtfully landscaped and offers a plethora of mature

trees and shrubs. The private South facing rear garden is a wonderful retreat, an ideal space to sit, relax and entertain. There is a sizable patio, a gravelled section to the side and a portion laid to lawn. There is an attached outbuilding to the rear elevation, which is of stone construction and currently utilised as a storage solution.

Once seen, East Steading 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, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller. Both main lights in the living room and the antler light in the stairwell are not included in the sale.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G

EER Band D

Water: Mains

Sewage: Shared Septic Tank

Heating: Oil

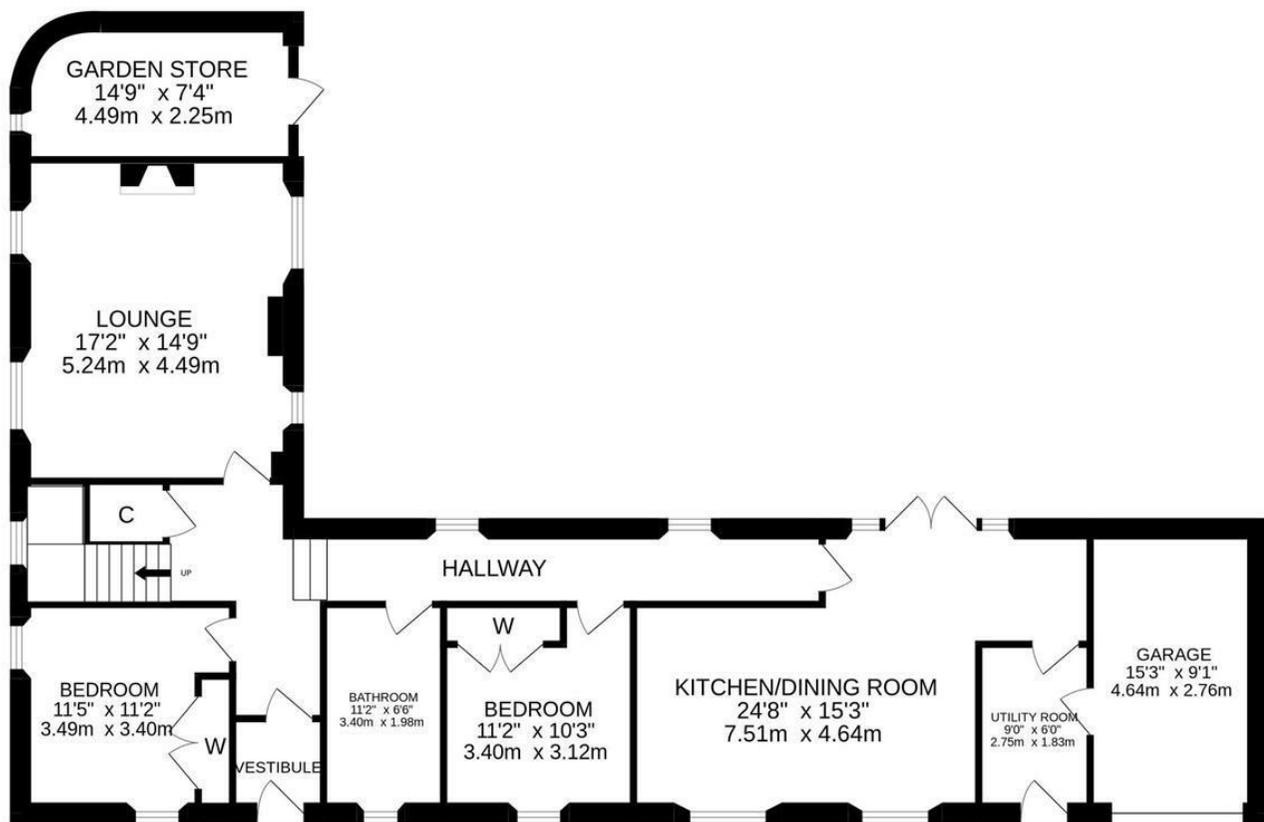
Rumbling Bridge is a picturesque hamlet situated in the county of Kinross-shire enjoying a quiet and peaceful setting immediately south of the River Devon. Primary schooling is available locally at Fossoway Primary and Muckhart Primary Schools. Secondary schooling can be sought at Kinross High School or one of the independent schools in the vicinity. Edinburgh and Glasgow airports are within an hour's drive and the M90 connects to the national motorway network.

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

