



3 Finlayson Lane, Kersewell

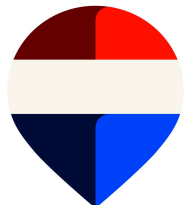
This substantial family home has been extensively renovated to an exceptional standard, offering over 185m² of generously proportioned accommodation. The house occupies a generous plot within a desirable residential setting in the rural hamlet of Kersewell, just outside the village of Carnwath.

The property is entered from the front into a welcoming reception hall which gives access to the principal ground floor accommodation. The spacious living room has window formations to the front and rear providing excellent natural light, while the stunning dining kitchen forms the heart of the property, featuring sleek contemporary fittings, generous worktop space, and ample room for family dining. A separate utility room offers additional storage and laundry facilities and gives direct access to the integral double garage. The ground floor further benefits from a convenient W.C and a substantial double bedroom complete with an ensuite. For enhanced comfort and efficiency, underfloor heating has been installed throughout the lounge, hallway, dining kitchen, and ensuite bathroom.

On the upper floor, a spacious landing leads to five further bedrooms, all of which are generously proportioned. The impressive master suite and guest bedroom enjoy en-suites whilst the three additional bedrooms are served by a stylish family bathroom.

A standout feature of this remarkable home is its exceptional energy efficiency. Boasting an EPC A rating, the property benefits from double glazing, an air source heat pump, extensive solar panel system, battery storage with off-grid capability during power outages, smart app-controlled systems and an EV charging point. These cutting-edge features combine to deliver outstanding environmental credentials and exceptionally low running costs.

Externally, the property has beautifully maintained gardens to both the front and rear. The front elevation creates an impressive first impression, with a large driveway providing parking for a wide selection of vehicles, access to the integral double garage and the electric vehicle charging point. To the rear, the gardens have been thoughtfully landscaped, centred around an extensive paved terrace with mature boundaries providing a high degree of privacy, creating an ideal setting for outdoor entertaining and family enjoyment.







Floor 0

Approximate total area⁽¹⁾

208.3 m²

2242 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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