

ROSE COTTAGE, BLAIRINGONE FK14 7ND

HARPER & STONE  
ESTATE & LETTING AGENTS





# ROSE COTTAGE

BLAIRINGONE, FK14 7ND

## PROPERTY FEATURES

- Impressive new build 4 bedroom detached home, situated in an idyllic rural location only 4 miles from the town of Dollar
- Completed in 2026, offering an ideal blend of contemporary design and efficient living
- Approximately 150 square meters of living space
- Stylish open plan kitchen, dining and living area with stunning views across the local countryside
- Principal bedroom with ensuite shower room
- Large rear garden with countryside views, providing a peaceful outdoor space
- Single detached garage accessed via covered walkway and providing accessible loft space
- Conveniently located close to local amenities, scenic walks, and the beautiful surrounding area
- Early viewing highly recommended

Harper & Stone are delighted to bring to the market this beautifully appointed new build property, constructed by Graham Construction Management, who have been delivering quality homes for over 10 years. Completed in 2025, this stunning family home offers approximately 150 square meters of contemporary living, finished to an exceptionally high standard throughout.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Kitchen/Diner/Lounge, Bedroom/snug, Utility Room and a Cloakroom.

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Two further Bedrooms and a Family Bathroom.

Upon entering the property, a welcoming hallway sets the tone for the home's elegant and modern interior. A modern, glass panelled stairwell allows plenty of natural light to flood the space. To the left, the lounge/diner/kitchen enjoys large windows to the front and bi-fold doors to the rear, offering stunning views. This bright and airy space is ideal for relaxing or entertaining. The kitchen is finished in warm, neutral tones with gloss finish cabinets and complementary laminate marble effect countertops. All integrated appliances are Lamona and include a fridge freezer, fan oven, 4 burner induction hob and dishwasher.

A practical utility room adjoins the kitchen, providing additional storage, a single sink, and space for two integrated appliances. The utility also offers direct access to the rear garden and to the detached single garage via a covered walkway.

Adjacent to the entrance to the lounge lies the downstairs bedroom, featuring a built-in cupboard. This versatile area could serve equally well as a snug, study, or playroom depending on requirements. Completing the downstairs accommodation is a cloakroom featuring sink with storage, heated towel rail and WC.

Heading upstairs, the bright and spacious landing leads to three well proportioned bedrooms. The principal suite enjoys dual aspect windows creating a bright space that makes the most of the lovely views. The ensuite shower room is well appointed, featuring a walk in shower with rainfall shower head, sink with built in storage, heated towel rail with vanity and WC. Bedrooms 2 and 3 both benefit from built in wardrobes.

Completing the accommodation is the modern family bathroom, which is fully tiled and features a bath, sink with built in storage, heated towel rail and WC.



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Externally, the property enjoys private garden grounds to the rear, fully enclosed by timber fencing. The tarmac driveway offers an off-road parking space in addition to the single garage. The garage has an electric roller door and also features access to a floored loft via a pull down ladder, providing additional storage for all the family's needs. The generously sized rear garden is laid to lawn and offers a blank canvas for landscaping or outdoor entertaining. The outdoor space enjoys a beautiful outlook to surrounding fields that are home to horses from the nearby stables, creating a tranquil space to sit and immerse yourself the countryside lifestyle.

Rose Cottage is a truly impressive home blending rural living with contemporary convenience. Early viewing is highly recommended to appreciate all that this lovely home has to offer.

The sale will include all fitted floor coverings and integrated appliances where applicable.

Viewings are strictly by appointment only via Harper & Stone.

Navigation/// [sport.skipped.cubed](https://sport.skipped.cubed)

Council Tax Band- new build, rate not available yet

EER Band B

Water: Private Well

Sewage: Shared septic tank

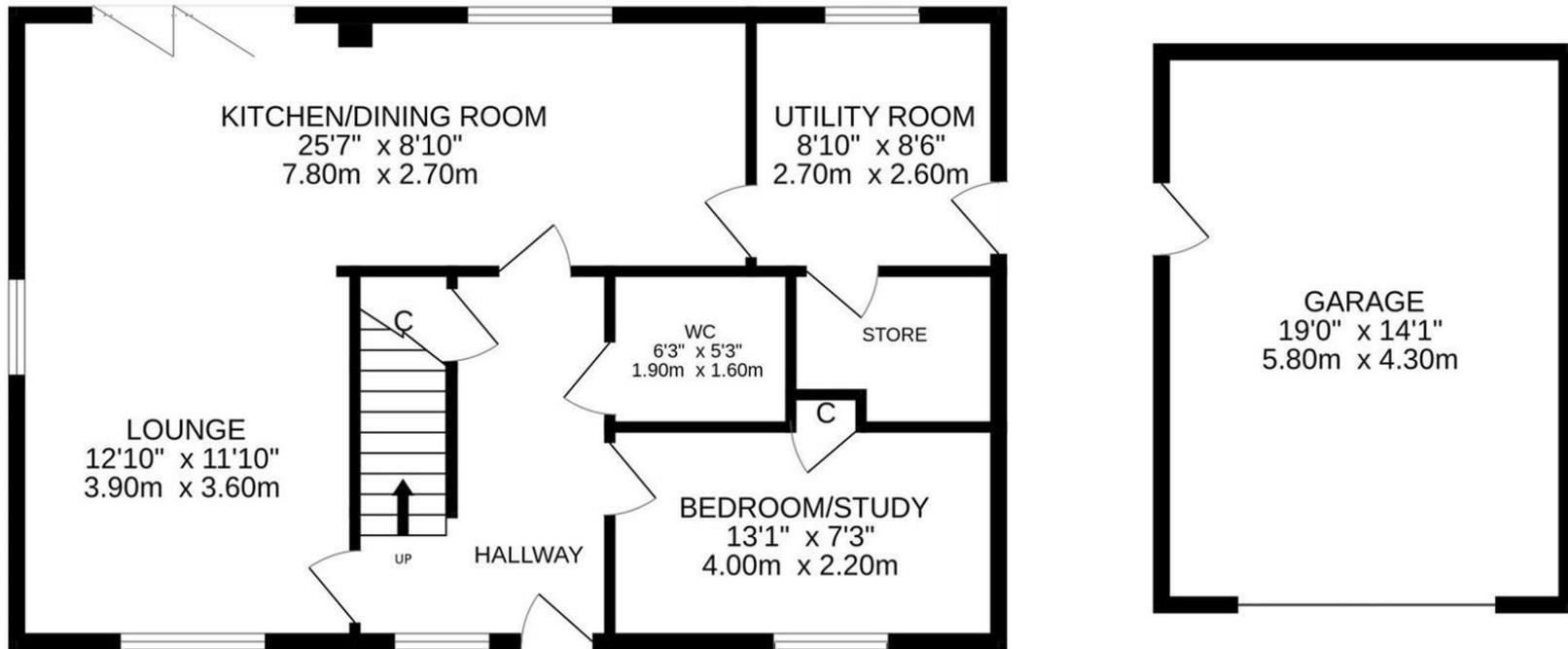
Heating: Air Source Heat Pump

Blairingone is a small village in Perth and Kinross located near Dollar. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available nearby at Fossoway Primary, and secondary schooling is available at Kinross High School or Dollar Academy. The town of Dollar (about 2 miles away) has a host of amenities including a general store, post office, delicatessen, butchers, beauty salon and hairdressers, cafes, opticians, a restaurant and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell.

**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

