



Morgans

PROPERTY

8 Hatchbank Lane, Gairneybank, Kinross, KY13 9LA

Offers Over £290,000



3



2



1



C



Detached Bungalow



3 Bedrooms with one En-Suite



Generous Gardens to front & Rear



Detached Garage & Driveway Parking



Desirable Location



Generous Plot



EPC Rating - C



Council Tax Band - E



Welcome

Situated within the sought-after hamlet of Gairneybank, this spacious three-bedroom detached bungalow occupies a desirable corner plot and offers well-proportioned accommodation ideally suited to a variety of purchasers, including families, downsizers and those seeking single-level living.

The property enjoys attractive gardens to the front and rear, a substantial detached garage, and a generous driveway providing ample off-street parking.

Upon entering, a welcoming reception hall provides access to all principal apartments. The spacious lounge is a particularly appealing room, enjoying excellent natural light and featuring a bay window and open plan dining area, creating an ideal space for both everyday living and entertaining. The fitted dining kitchen offers a range of wall and base units and ample space for family dining. A separate utility room provides further storage and laundry facilities, with external access to the garden. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. Two further well-proportioned bedrooms offer versatile accommodation for family members, guests or home working requirements. A family bathroom, fitted with a three-piece suite, completes the accommodation.

Externally, the property is set within beautifully maintained garden grounds. The generous corner position provides areas of lawn, mature trees and established planting, creating an attractive and private setting. A detached garage and monoblock driveway offer excellent parking provision and additional storage.





LOCATION

Gairneybank is a popular village situated just a short distance from Kinross, offering a peaceful semi-rural setting whilst remaining conveniently located for local amenities.

The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Kinross has highly rated Primary and Secondary education along with a number of Nurseries and Childminders readily available. The Community Campus which houses the Secondary School also incorporates a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Glenalmond, Craigclowan and Strathallan are all within easy reach.

Kinross-shire is an area of natural beauty and offers a wide range of recreational and leisure pursuits including the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. The area is famous for its numerous Golf courses while other clubs include Running, Tennis, Bowling, Curling, Cricket, Rugby, Cycling and Swimming to name but a few. Kinross-shire has recreational facilities available for all ages.





Viewings & Extras

All viewings are strictly by appointment through Morgans

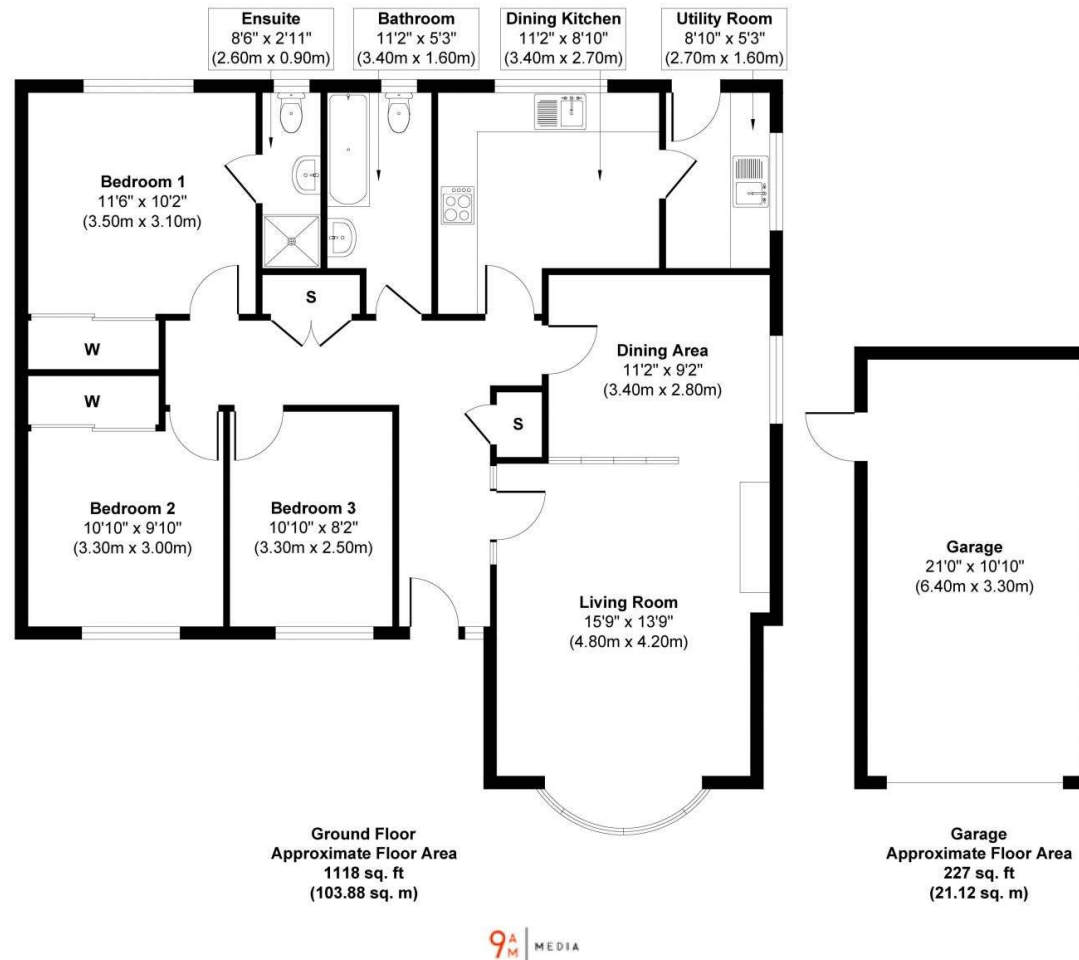
Extras included in the sale are fitted floor coverings, light fittings, ride on mower and integrated appliances.

NOTE

There is additional garden ground to the side of the property which is outwith the fenced garden. Please speak to the selling agent for further information.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Approx. Gross Internal Floor Area 1345 sq. ft / 125.00 sq. m

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SOLICITORS | PROPERTY
62 High Street, Kinross, KY13 8AN
Tel: 01577 863424
www.morganlaw.co.uk



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