

5 GARTWHINZEAN ROAD, POWMILL FK14 7LW

HARPER & STONE
ESTATE & LETTING AGENTS





5 GARTWHINZEAN ROAD

POWMILL, FK14 7LW

PROPERTY FEATURES

- Beautifully presented 3 bedroom semi detached home Circa 1945
- Located in the charming village of Powmill near Dollar
- Approximately 92 square meters of accommodation
- Bright lounge with feature fireplace housing a multi fuel stove
- Well proportioned dining kitchen with garden access
- Family bathroom with walk in shower on the ground floor
- Generous storage throughout
- Attractive gardens and ample off street parking
- Early viewing highly advised

Harper & Stone are delighted to bring to the market 5 Gartwhinzean Road, a beautifully presented three bedroom semi detached home located within the idyllic village of Powmill, near Dollar. Offering spacious and practical accommodation throughout, this attractive property is perfectly suited to modern family living. With generous outdoor space and well proportioned interiors, the home provides a wonderful balance of comfort, functionality, and charm in a peaceful village setting.

The Accommodation is Presented as Below:

Ground Floor: Entrance Porch, Hallway, Lounge, Kitchen/Diner and a Shower Room

First Floor: Landing and Three Bedrooms

Access to the property is via a porch, which leads into a welcoming entrance hallway from which the accommodation seamlessly flows. A large understairs cupboard, accessed from the hallway, provides generous and practical storage space and has previously housed a tumble drier.

The lounge is situated at the front of the property and benefits from a large window, allowing natural light to flood the room while framing an attractive outlook over the garden. A charming multi fuel burner, set upon a granite hearth and complemented by a distinctive sleeper style mantel, creates a warm and inviting focal point, while a useful alcove provides convenient storage for logs.

Situated to the rear of the property, the modern Shaker style dining kitchen is fitted with an excellent range of cream wall and base units, complemented by butcher block worktops. A superb Rangemaster induction cooker, which is included in the sale, forms a striking focal point, while a Belfast sink and integrated dishwasher add both character and practicality. There are a further two appliance spaces available for a fridge freezer and washing machine, and the back door gives access to the garden.

Completing the ground floor accommodation is a modern family bathroom, featuring an impressive double walk in shower enclosure with an electric shower, pedestal hand basin, and a WC. Finished with stylish marble effect wet wall panelling, the bathroom offers both a contemporary appearance and easy maintenance.

Heading upstairs, the landing benefits from a useful airing cupboard, providing practical storage, and gives access to three well proportioned bedrooms. Bedroom One is located to the front of the property and features a triple built in wardrobe with a mirrored door, offering excellent storage space. Bedrooms Two and Three enjoy pleasant views over the attractive rear garden, with Bedroom Three also benefiting from built in storage. All three bedrooms and the lounge feature perfect fit blinds for an aesthetic finish.



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Externally, the property benefits from attractive front and rear gardens, while a private driveway provides off street parking for up to four vehicles. The enclosed rear garden is bounded by timber fencing and features a substantial lawn, complemented by two raised beds that offer an ideal space for growing fruit, vegetables or flowers. A patio area provides the perfect setting for outdoor dining and entertaining, with a pathway leading to a further paved section at the rear of the garden. This area currently accommodates a wood store, shed, and hobbit hut. Please note that these three structures are not included in the sale.

Enjoying a charming village setting, 5 Gartwhinzean Road is ideally suited to those seeking peaceful surroundings while remaining within easy reach of local amenities and commuter links. Presented in walk in condition throughout, this delightful home is ready to welcome its new owners. Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer.

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.

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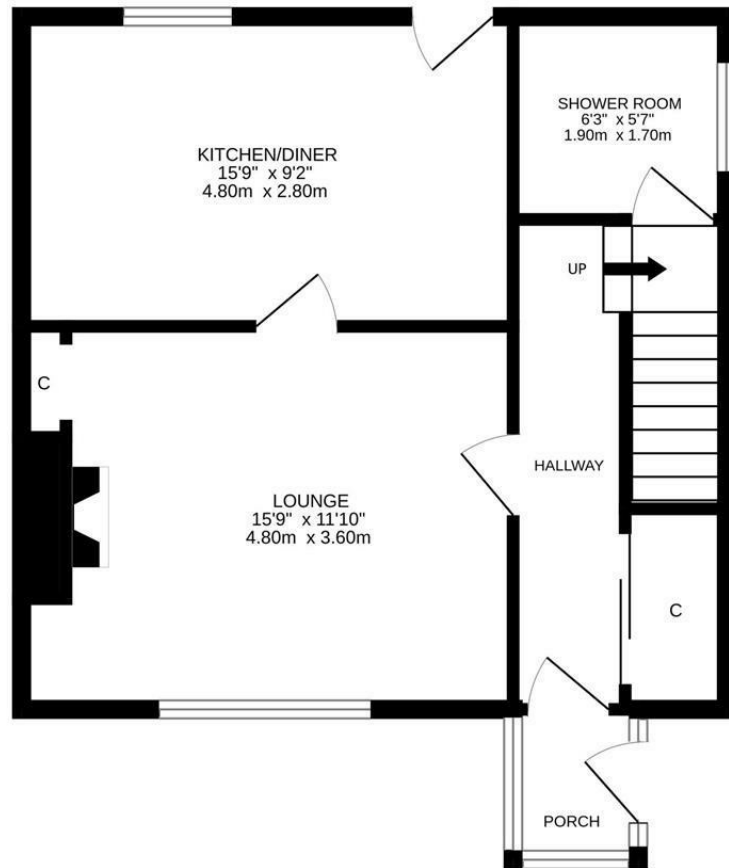
Council Tax Band C
EER Band D
Water: Mains
Sewage: Mains
Heating: Oil

Powmill is a lovely village with a village shop, milk bar and antiques shop. Further amenities are accessible in Dollar and towards Kinross, where most major supermarkets, leisure facilities and day to day essentials can be found. Schooling is available nearby at Fossoway Primary and Kinross High, as well as Dollar Academy for those wishing to educate in the private sector. Powmill is also ideal for commuters with motorway access nearby to Glasgow, Edinburgh, Stirling and Perth.

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

