

Morgans PROPERTY

Lomond House, Strathmiglo, KY14 7SW

Offers Over £625,000

5 4 2 C







- Executive Detached Villa
- 5 Bedrooms
- Generous Plot
- Driveway & Integrated Garage
- Semi Rural Location
- Detached Outbuilding
- EPC Rating - C
- Council Tax Band - G











Welcome

Nestled within an exclusive rural development on the outskirts of Strathmiglo, Lomond House is an exceptional five-bedroom detached villa offering over 3,300 sq ft of beautifully presented accommodation, including a double garage and detached outbuilding. Enjoying an enviable countryside setting with panoramic views across rolling farmland towards the historic Balvaird Castle, this impressive family home combines generous living space, modern comfort and a highly desirable lifestyle.

The property occupies a substantial plot within a small and select development, providing a peaceful semi-rural environment whilst remaining within easy reach of local amenities and major transport links.

A welcoming reception hall sets the tone for the accommodation, leading through to a magnificent open-plan kitchen, dining and family area which forms the heart of the home. This superb space is ideal for both everyday family life and entertaining. A practical utility room is positioned adjacent to the kitchen, providing further storage and laundry facilities.
On the ground floor, a spacious lounge offers an excellent retreat, flooded with natural light and enjoying an attractive outlook over the gardens. The versatile layout also includes a fifth bedroom, ideal for guests, multi-generational living or those seeking ground-floor accommodation, together with a dedicated home office and shower room.

The first floor provides superb family accommodation comprising four generously proportioned double bedrooms. The principal suite benefits from a dressing room and en-suite shower room, creating a luxurious private sanctuary. The second bedroom also enjoys en-suite facilities, whilst the remaining bedrooms are served by a contemporary family bathroom.







OUTSIDE SPACE

Externally, Lomond House enjoys beautifully maintained garden grounds with ample space for outdoor entertaining, family activities and simply enjoying the stunning rural backdrop. A substantial integral double garage provides extensive storage and secure parking, while the detached outbuilding offers excellent flexibility as a workshop, studio, gym or hobby room. EV charger.

LOCATION

Conveniently located between the city of Perth and the attractive county town of Kinross, where a wide range of local facilities including shops, professional services, primary and secondary schooling, restaurants, several hotels, a supermarket and two golf courses are all available. The local Primary School is Arngask with secondary schooling at the well respected Kinross High School. Private schools within easy reach include Dollar Academy, Glenalmond, Strathallan, Craigclowan and St Leonards. Prinns Smithy is a highly accessible location whilst boasting a quiet setting within the countryside. The M90 gives quick access to both Perth, Edinburgh and Dundee. There is a Park and Ride service at Kinross with regular express coach services to both Edinburgh and Perth. There is a railway station at Inverkeithing with services into both Edinburgh and Glasgow, as well as a further Park and Ride service. Edinburgh Airport, situated on the western periphery of Edinburgh, has a wide range of domestic and international flights. The surrounding countryside provides ample opportunities for the outdoor enthusiast. Loch Leven is renowned for its excellent trout fishing and beautiful countryside and provides excellent walking, cycling and riding opportunities. St Andrews, the 'Home of Golf', is less than 25 miles to the east.

























Viewings & Extras

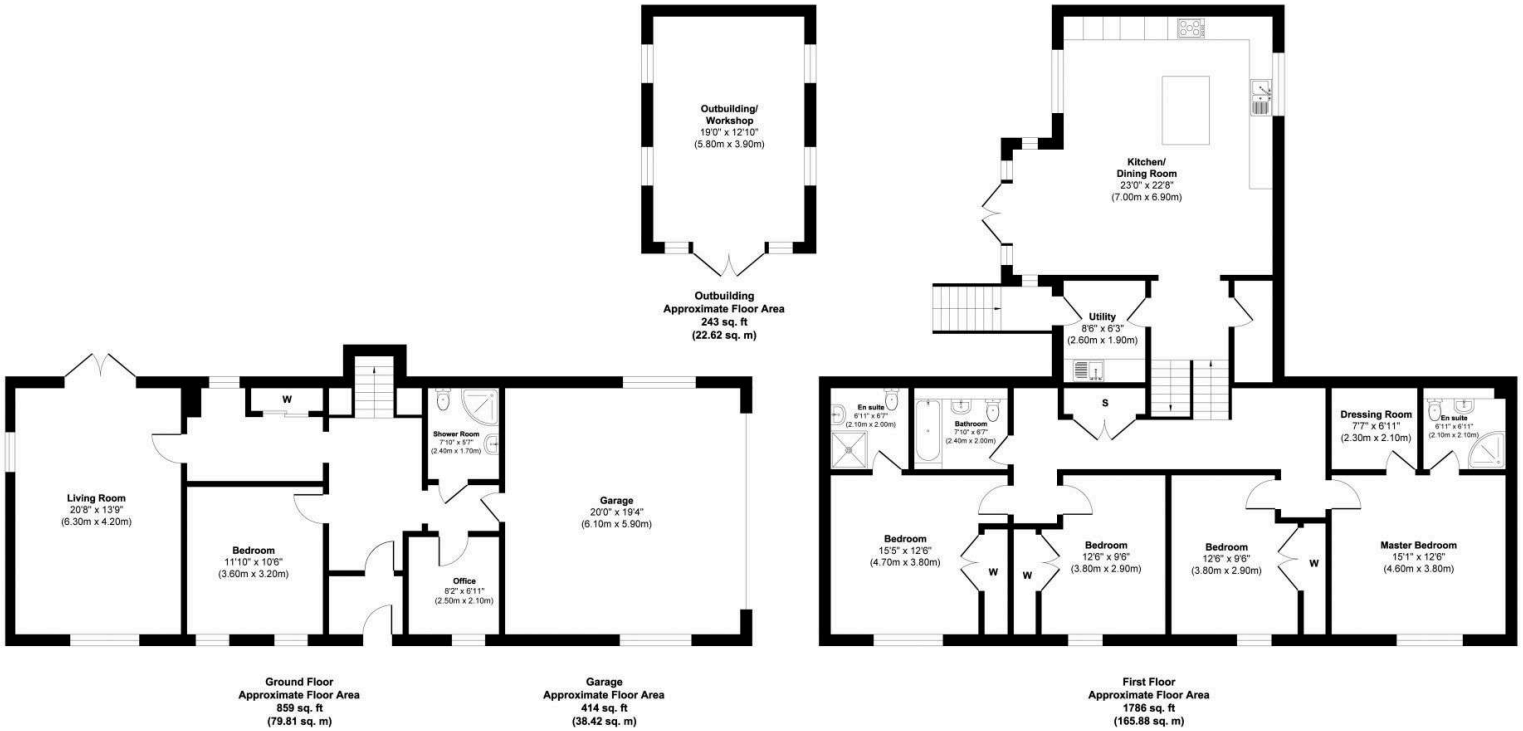
All viewings are strictly by appointment through Morgans.

Extras include all fitted floor coverings, light fittings and integrated appliances.



Morgans Property Package

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Approx. Gross Internal Floor Area 3302 sq. ft / 306.73 sq. m (Including Garage/Outbuilding)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement.A party must rely opon its own inspection(s). Created by 9AM Media

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