Morgans PROPERTY

4 Pitcairnie Lane, , Carnbo, KY13 0NA

Offers Over £590,000

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- Exceptional five-bedroom link-detached family home
- Spacious living room and Family room both with wood-burning stove
- Generous dining kitchen with separate dining room
- EPC Rating - B
- 5 bedrooms plus a study
- Driveway leading to double garage
- Private home sauna
- Council Tax Band - G

Welcome

Exceptional Five-Bedroom Family Home with Sauna, Garden Room & Stunning Countryside Views

Nestled within the sought-after rural hamlet of Carnbo, near Kinross, this outstanding five-bedroom link-detached family home offers an exceptional combination of luxury, space and countryside living. Extending to over 3,000 sq ft including the double garage, the property has been thoughtfully designed to provide versatile accommodation perfectly suited to modern family life.

Upon entering, the welcoming reception hall leads to a selection of beautifully presented living spaces. The impressive dual-aspect living room is centred around a charming wood-burning stove, creating a warm and inviting atmosphere, while a separate family room, also featuring a wood burner, provides further flexible space for relaxation and entertaining. A formal dining room offers the perfect setting for family celebrations and dinner parties, complementing the superb flow of the ground floor accommodation.

At the heart of the home lies the generous open-plan dining kitchen, offering excellent space for family gatherings and social occasions. A practical utility room and convenient WC complete the ground floor accommodation.

The first floor hosts five well-proportioned bedrooms together with a dedicated study, ideal for home working or those requiring additional flexible accommodation. The superb principal suite benefits from a dressing room and en-suite shower room, while a second bedroom also enjoys its own en-suite facilities. The remaining bedrooms are served by a stylish family bathroom. From the rear-facing upper windows, residents can enjoy truly breathtaking panoramic views across the surrounding countryside, providing a stunning backdrop throughout the seasons.

A particular highlight of the property is the private sauna, offering the perfect retreat for relaxation and wellness within the comfort of your own home.

OUTSIDE SPACE

Externally, the beautifully maintained garden has been designed for both enjoyment and entertaining. The substantial garden room, complete with a wood-burning stove, provides an exceptional all-season retreat, ideal as a lounge, home office, gym, studio or entertaining space. The gardens feature areas of lawn, patio seating and attractive planting, creating a tranquil outdoor environment.

Further benefits include a double integral garage, generous storage throughout and an enviable village setting that combines country living with convenient access to Kinross, Perth, Edinburgh and Scotland's motorway network.

This is a rare opportunity to acquire a distinguished family home offering luxury features, flexible accommodation and stunning views in one of Perthshire's most desirable rural locations.

LOCATION

Carnbo is a rural hamlet situated in the picturesque Kinross-shire countryside and can be found just four miles from Kinross and the M90 or just 20 miles from Stirling and the M9. The area is surrounded by open countryside with the Ochil Hills providing a wonderful environment for many outdoor and recreational pursuits. A daily transport service operates from Carnbo to take children to Fossoway Primary School in Crook of Devon and the highly rated Kinross High School. Additional primary schools in Muckhart and Kinross are a short distance away and Private schooling such as Dollar, Craigclowan and Strathallan are within an easy drive.

Day to day amenities can be found in both Dollar and Kinross where you will find a good selection of shops, banking and medical facilities as well as bars, restaurants and cafés. A wider selection of amenities is available in Stirling, Perth and Dunfermline. Both Glasgow and Edinburgh are within approximately one hour's drive from the property. There are many local attractions in the area such as the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. Also on offer are numerous recreational facilities such as golf, tennis, curling, swimming and rugby.

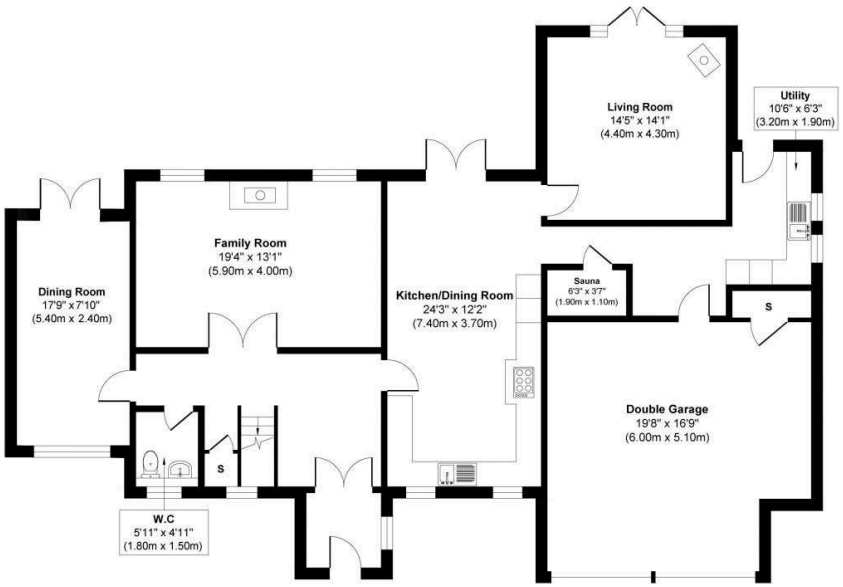
Viewings & Extras

All viewings are strictly by appointment through Morgans.

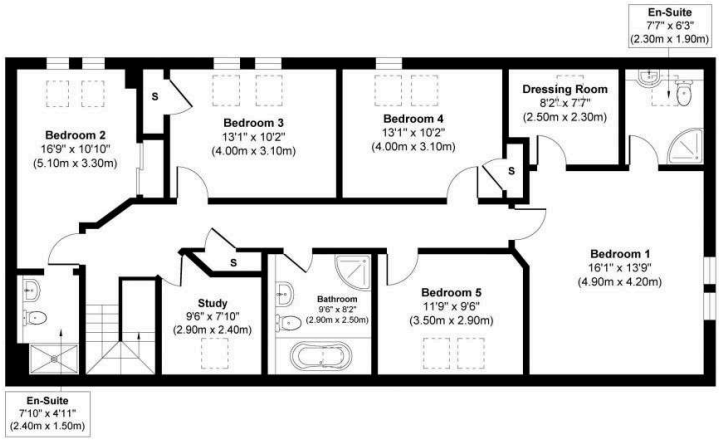
All fitted floor coverings, light fittings, blinds, curtains and integrated appliances will be included in the sale.

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.



Ground Floor
Approximate Floor Area
1711 sq. ft
(158.98 sq. m)



First Floor
Approximate Floor Area
1308 sq. ft
(121.50 sq. m)

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Approx. Gross Internal Floor Area 3019 sq. ft / 280.48 sq. m (Including Garage)

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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