

WESTSIDE POWMILL FK14 7NN

HARPER & STONE  
ESTATE & LETTING AGENTS





# WESTSIDE

POWMILL, CLACKMANNANSHIRE FK14 7NN

## PROPERTY FEATURES

- Immaculately presented 4 bedroom detached home Circa 2009
- Approximately 170 square meters of flexible living accommodation
- Magnificent vistas surrounding the property
- High quality German fixtures and fittings dominant within the design
- Principal bedroom with ensuite shower room
- Attention to detail is personified throughout this beautiful home
- Neutral décor to suit all tastes
- Perfect fit blinds on all windows
- Detached double garage with up and over electric doors
- Ideally suited to a professional purchaser seeking an exceptional home with swift commuting access to Glasgow, Edinburgh, Perth and Stirling from the A977

Harper & Stone are delighted to present Westside to the market. Westside is an immaculate and beautifully maintained detached home, offering generous and highly versatile accommodation suited to a range of buyers. Finished to an excellent standard throughout, the property provides comfortable, flexible living ideal for both everyday life and entertaining. Positioned within the sought-after village of Powmill, the home enjoys immediate access to key transport routes, offering straightforward connectivity to Perth, Stirling, Edinburgh and Glasgow. This well-connected setting makes it particularly appealing for those seeking a balance between countryside living and accessibility.

Notably, the property represents excellent value in comparison to its Home Report valuation of £500,000, offering buyers an opportunity to secure a substantial, move-in ready home within a desirable rural setting. Westside will appeal to a broad range of purchasers including downsizers, those relocating to the area, or buyers seeking a spacious home with strong transport links.

The property is presented in outstanding decorative order throughout in a neutral colour palette. The accommodation is generous, modern, and versatile to accommodate modern living and is offered as below:

Ground Floor: Entrance vestibule, Hall, Cloakroom, Kitchen with open plan Dining Room/Family Room, Utility Room, Lounge and Master Bedroom with en-suite Shower Room.

First Floor: Landing, Upper Lounge/Bedroom Four, Bathroom and two further Bedrooms.

Entry to the property is through a solid wood front door into a light bright vestibule with views to the back and side. A feature glass door opens to the hallway from where the lower living flows.

To the left is the Kitchen and Dining Room offering a relaxing open plan area with beautiful stances to the side and rear of the property. The vendor is happy to leave the dining table and chairs, which complement the kitchen. Included in the sale, is a Bang & Olufsen wall mounted television. The kitchen boasts an excellent choice of wall and base units offering plenty of storage space and features a centre island containing a Siemens induction hob and Electrolux extractor hood. Integrated appliances include double oven, dishwasher, fridge freezer and the vendor is happy to leave the American style free standing fridge freezer. The utility room leads off the kitchen and offers space for 2 free standing white goods (the vendor is happy to leave the washing machine and tumble dryer), storage cupboard, worksurface area and the backdoor which provides access to the garden.

The living room presents a vaulted ceiling; a beautiful design point enhancing the characteristics and feel of the space. A beautiful floor to ceiling triple paned picture window enhances the view to the picturesque countryside adjacent. French doors open onto a mature, private







# WESTSIDE

rear garden with established planting. To the rear of the property is a separate, secluded seating area, thoughtfully positioned to take advantage of its orientation, sunny aspect and open views.

Included in the sale, is a Bang & Olufsen stereo CD comprising a wall mounted CD player and twin floor standing speakers, which are interlinked with the Bang & Olufsen television in the dining room. Returning to the Hallway the Master bedroom is rear facing, a calming room with two double wardrobes and ensuite shower room comprising walk-in shower, floating vanity sink and WC. Completing the lower living is the Cloakroom with vanity sink set within a feature wooden open stand and WC.

Heading upstairs the bespoke Bainbridge staircase and balustrade lead to the first floor living. Bedroom 2 runs the width of the property and has a window at one end and a Juliette balcony at the other which makes the most of the stunning surrounding countryside. This room is currently utilised as a second living space/reception room. Bedrooms 3 and 4 are good sized double rooms, they are light bright rooms with built in wardrobes. Completing the upper living is the Family Bathroom offering bath, corner shower with waterfall head, floating feature wash basin and WC.

Externally there are garden grounds to the front, side and rear bounded by a combination of stone walls, fencing and mature hedges. The private rear garden is laid to lawn with a selection of established trees, plants and shrubs. To the front of the property is a low maintenance seating area with view of the surrounding countryside. There is a detached double garage with up and over electric doors, parking for several vehicles and an 8x6 standalone shed.

Westside is an outstanding modern home, beautifully finished and ready for immediate occupation. Whether you are seeking a peaceful retreat with magnificent countryside outlooks, or a commuter-friendly base within reach of Scotland's central cities, this property offers a rare combination of quality, comfort and accessibility. The property occupies a convenient roadside position. While some ambient noise may be experienced at busier times, this is offset by the exceptional standard of finish, generous accommodation and the thoughtful layout of both the internal and external spaces. Viewing is strongly recommended.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances, white goods (washing machine and tumble dryer in utility room) and Bang & Olufsen CD player, speakers and television, specifically as described above. Other items might be available through separate negotiation.

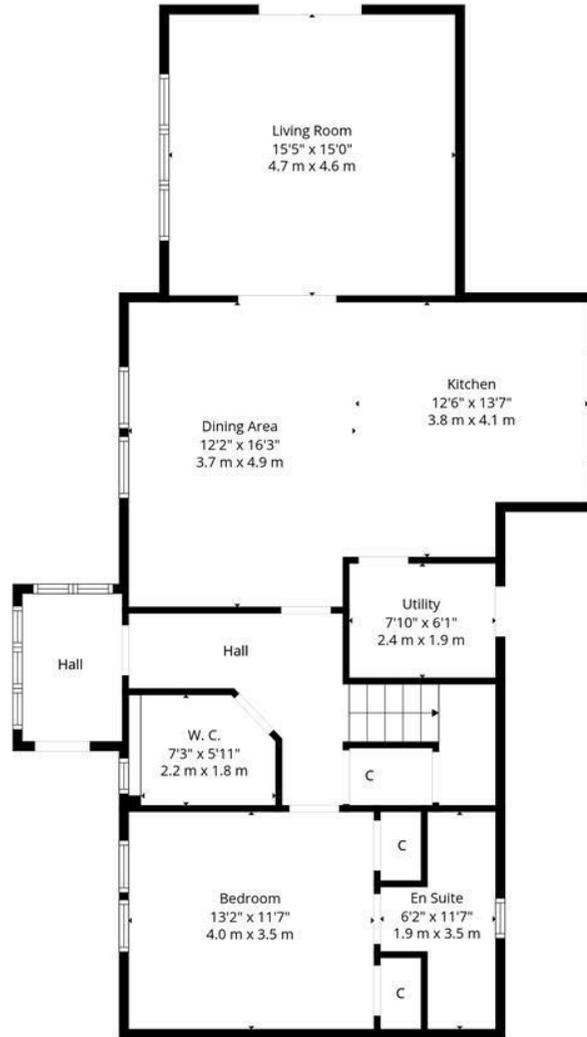
Water: Mains  
Sewage: Septic Tank  
Heating: LPG  
Council Tax Band: F  
EER Band: D

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 both Perth, Edinburgh and Glasgow.

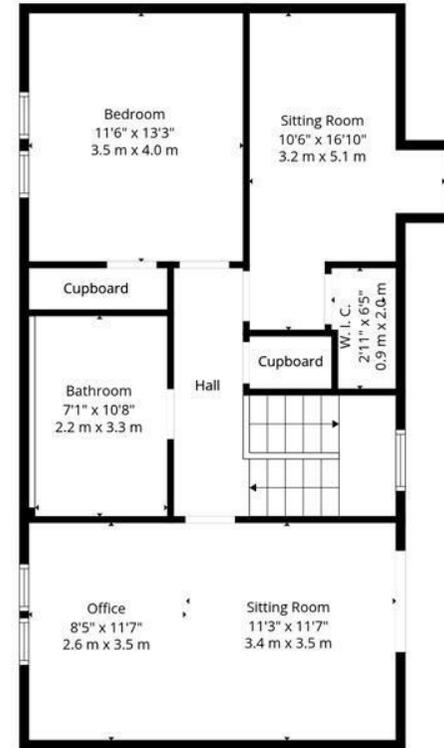
**IMPORTANT NOTE TO PURCHASERS:** We endeavor to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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.







Floor 1



Floor 2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed.