

2 MOSSEND GREEN, POWMILL FK14 7NJ

HARPER & STONE  
ESTATE & LETTING AGENTS





# 2 MOSSEND GREEN

POWMILL, FK14 7NJ

## PROPERTY FEATURES

- Impressive 5 bedroom detached home circa 1994
- Approximately 162 square meters of flexible living space
- Located in the quiet village of Powmill
- Spacious and bright lounge
- Modern kitchen and separate utility room
- Principal bedroom with ensuite shower room on the ground floor
- Driveway with space for multiple vehicles
- Integral single garage
- Early viewing recommended

Harper & Stone are delighted to present to the open market 2 Mossend Green, a 5 bedroom detached home located in the peaceful village of Powmill near Dollar. This impressive property offers flexible living accommodation, with five well proportioned bedrooms and extensive built in storage throughout. Ideally suited to family living, the home enjoys an idyllic village setting while remaining within easy reach of Dollar, Kinross and the M90, making it a highly convenient location for commuters.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Kitchen/Diner, Utility Room, Principal Bedroom with Ensuite Shower Room, Two further Bedrooms and a Bathroom.

Attic Floor: Two Bedrooms and a Shower Room.

As you step through the front door, you are welcomed by a bright and inviting hallway, complete with a generous hall cupboard offering practical storage for coats and shoes. Throughout the property, solid wood internal doors and decorative coving add a refined, high quality finish. The spacious front lounge benefits from three large windows that flood the room with natural light, while a modern electric fire provides a cosy focal point, creating the perfect space to relax or entertain guests.

The modern dining kitchen is positioned at the rear of the property and offers ample space for a six seater dining table, perfectly placed to overlook the garden through the patio doors. The kitchen features a stylish range of matt grey wall and base units paired with complementary laminate worktops. Integrated appliances include an electric fan oven, four burner induction hob and extractor fan, with additional space provided for a freestanding dishwasher. A double sink with drainer completes the workspace. A separate utility room adds further convenience, offering a stainless steel sink with drainer along with designated spaces for a washing machine, dryer and fridge freezer. From here, a side door leads directly to the back garden, and the garage is also accessible from this room.







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The principal bedroom is located on the ground floor and enjoys a serene outlook over the garden pond through two large windows, creating a peaceful retreat ideal for a restful night's sleep. Fitted wardrobes span the width of the room, providing generous storage. The ensuite shower room is well appointed with a mains shower, a sink set within a built in vanity cabinet, and a WC.

There are two additional bedrooms on the ground floor, one well proportioned double and one single, both benefiting from built in wardrobes for added convenience. Completing the ground floor accommodation is the family bathroom, fitted with a bath, sink with integrated vanity storage, heated towel rail and a WC.

In 2009, the current owners obtained planning permission to extend the property to one and a half storeys, creating two additional bedrooms and a shower room. Both new bedrooms are generously sized and benefit from walk in wardrobes, as well as access to useful eaves storage. The shower room is well appointed, featuring a large walk in shower with waterfall shower head, vanity sink unit and a WC. This floor also includes a practical and spacious storage cupboard.

Externally, the property benefits from a generous driveway with parking for multiple vehicles, along with an integrated garage fitted with an up and over door. The attractive front garden is mainly laid to lawn and enclosed by wooden fencing, which extends seamlessly around to the rear.

The beautifully landscaped back garden has been thoughtfully designed to create a haven for wildlife, featuring a small pond and a variety of established planting. This substantial outdoor space currently accommodates a chicken run and raised beds, making it ideal for those interested in home grown produce or a more self sufficient lifestyle. Patio doors from the dining area open onto a large wooden deck, providing an excellent spot for outdoor dining and entertaining during the warmer months.

This delightful residence blends practicality with elegance, offering a wonderfully comfortable and spacious home in an idyllic setting. With easy access to an array of local walks and scenic routes, 2 Mossend Green is perfectly suited to those who wish to make the most of the beautiful surrounding countryside. Early viewing highly advised.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. It should be noted that the garden sheds are not included in the sale. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Navigation///brownish.scatters.aims

Council Tax Band E  
EER Band E

Water: Mains  
Sewage: Mains  
Heating: Electric

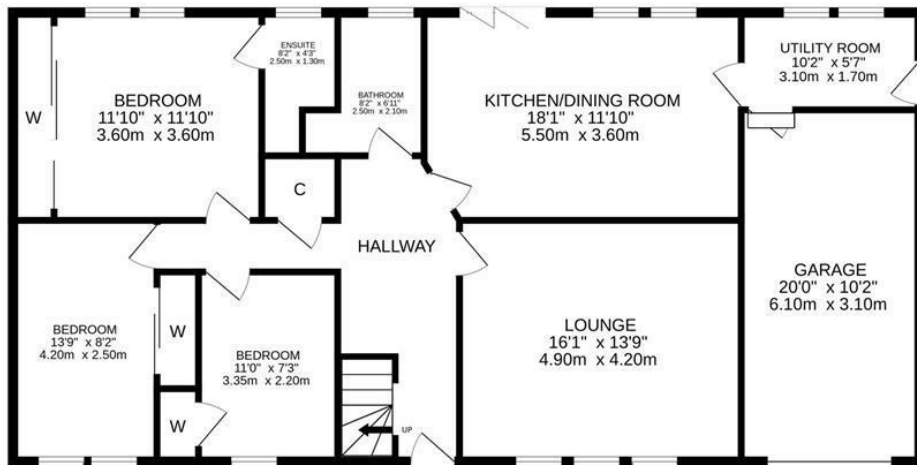
Powmill is a peaceful hamlet, lying approximately 5 miles south-west of Kinross and 5 miles east of Dollar, with the famous Rumbling Bridge a mile to the North. Local amenities include the Powmill Village Store and the ever-popular Powmill Milk Bar. There are local transport links to Dollar, Stirling and beyond, with the nearby A977 connecting to the Clackmannanshire bridge to the south and Kinross to the north.

**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

