



**Gairneybank**  
Kinross-shire KY13 9JX

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 **Bell  
Ingram**

## A stunning development of five contemporary homes

**Kinross 2 miles, Dollar 14 miles, Edinburgh 24 miles, Stirling 26 miles, Perth 26 miles**

- 4 bedrooms (2 en suite)
- Lounge
- Family room
- Dining room
- Kitchen
- Utility room
- Study
- Family bathroom
- Games room
- Double or triple garage

### Directions

From the M90, leave the motorway at Junction 5 and turn onto the B9097, signposted for Glenrothes. At the T junction, turn left onto the B996 and, after about 0.8 miles the houses are on the left.

### Situation

Gairneybank is a small hamlet near Kinross, an attractive town which offers a wide range of local facilities including shops, professional services, primary and secondary schooling, hotels, restaurants, a supermarket, a curling rink and two golf courses. There are a number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan, Craigclowan, Kilgraston and St Leonard's.

Gairneybank is a highly accessible location. The M90 gives swift access to both Perth and Edinburgh. There is a Park and Ride service at Kinross with regular express coach services to Edinburgh and Perth. There is a train station at Inverkeithing with services into both Haymarket and Edinburgh Waverley, 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 a wonderful setting for the properties, and there are ample opportunities for the outdoor enthusiast. Loch Leven is renowned for its excellent trout fishing, and the beautiful countryside provides excellent walking, cycling and riding opportunities. St Andrews, the 'Home of Golf' is some 31 miles to the east, and Gleneagles Hotel is 12 miles away.

### Description

Gairneybank is within easy reach of Loch Leven and has stunning views out towards the Benarty Hills. Constructed by Webster Homes, there will be five contemporary family homes at Gairneybank, with Plot 1 being the first to be released. There are two house types, both have four bedrooms with house type 1 having two en suite bedrooms and house type 2 have three.

There are garages with all homes, Plots 1, 4 and 5 have integral double garages with a games room above. Plots 2 and 3 have large detached triple garages with attic trusses. By separate agreement, an apartment or studio can be incorporated above the triple garages.

### Specification

Fixtures and fittings:

- Underfloor heating in bathrooms and kitchen area
- A choice of oak or solid painted white timber doors and a choice of handles
- Oak skirting, doors and facings
- Choice of kitchen with high quality appliances
- Fully fitted utility room
- Wood burning stove in the lounge
- Gas boilers
- A choice of bathroom suite and tiles from one of our ranges
- Fully fitted wardrobes
- Digital television aerial fitted
- CAT 6 ethernet cabling throughout
- Security alarm
- Chrome switches and sockets in public rooms
- LED down lighters in public rooms
- Choice of carpets

External finishes:

- Slate roofs
- Timber triple glazed windows
- Solar panels
- Private gardens with turf and planting
- Patio areas
- Lantern style external lights
- Private, perma block driveways (plots 1, 4 and 5)
- Large, shared, perma block driveway (plots 2 and 3)

- Large garage with electric garage door (plots 1, 4 and 5)
- Triple garage with electric garage doors (plots 2 and 3)

### Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

### Reservation and offers

A non-refundable deposit of £2000 will reserve a plot for a period of four weeks. A pro forma Offer will be issued to the purchasing solicitor and on conclusion of missives a 10% deposit will be paid. The balance of the purchase price will be payable on completion of the transaction.

### Viewing

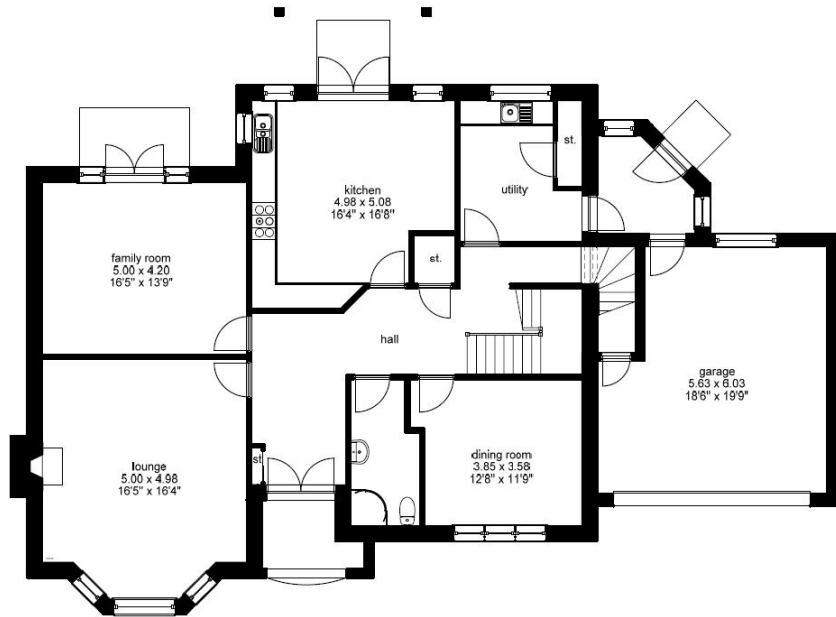
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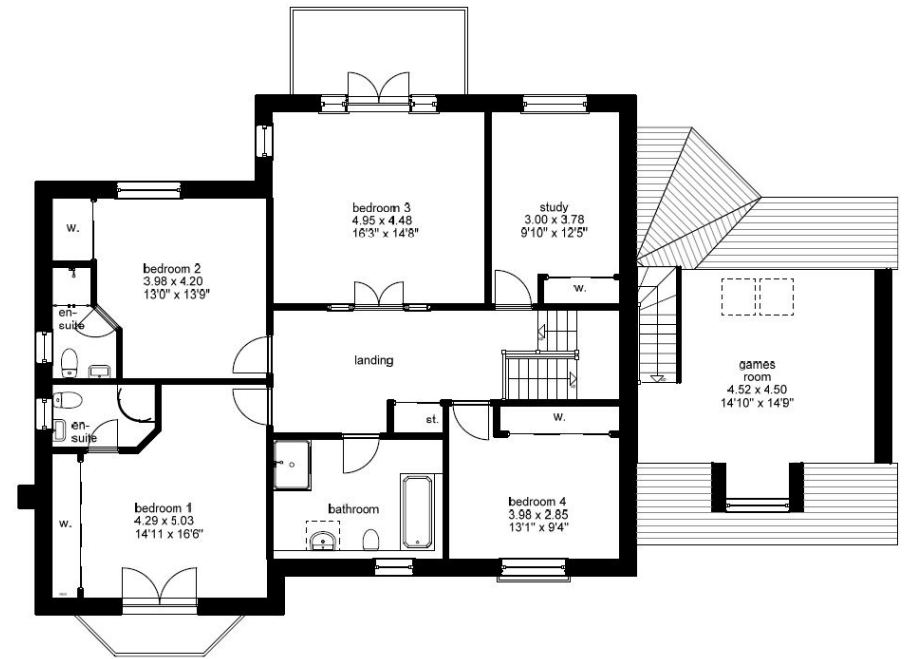
### Important Notice:

These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore, neither Bell Ingram LLP or its partners or employees assume any responsibility therefore. In particular:

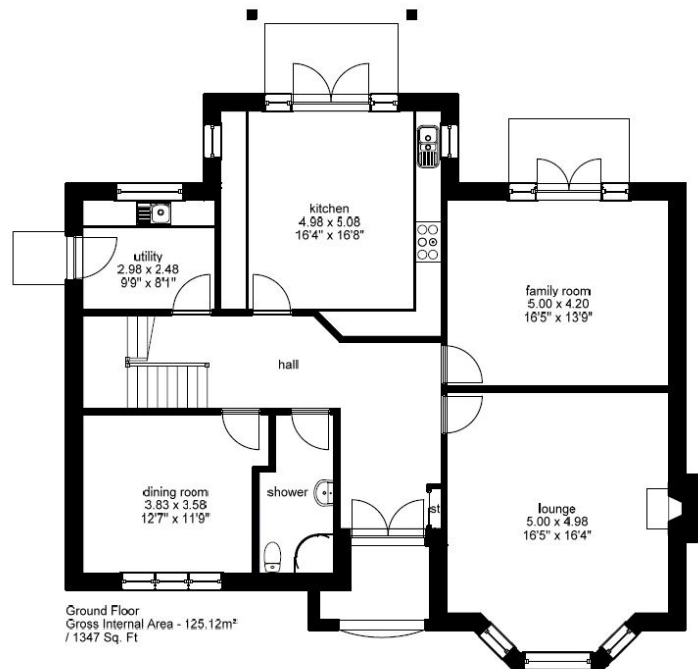
i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities; ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.



Ground Floor  
Gross Internal Area - 140.95m<sup>2</sup>  
/ 1517 Sq. Ft



First Floor  
Gross Internal Area - 150.61m<sup>2</sup>  
/ 1718 Sq. Ft



Ground Floor  
Gross Internal Area - 125.12m<sup>2</sup>  
/ 1347 Sq. Ft



First Floor  
Gross Internal Area - 125.33m<sup>2</sup>  
/ 1349 Sq. Ft



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