



PROPOSED FRONT ELEVATION 1:100

- Detached New Build
- Stunningly appointed
- Early 2009 completion
- W.C/Cloakroom
- Lounge
- Family/Kitchen/Dining Area
- Utility Room
- Family Bathroom
- Four Bedrooms
- Two En Suites
- Study
- Integral Garage
- Attractive Gardens

**Offers Over £385,000**

**3 Hazelbank Terrace, By Keltybridge, Kelty**

A stunningly appointed and spacious detached new built property (scheduled for completion early 2009). This individual property enjoys an excellent location adjacent to the open countryside on the edge of this popular village location. The property offers high quality finishes and features throughout with floor space amounting to 210sqm. The accommodation comprises w.c/cloakroom, lounge, family room extending to kitchen and dining areas, utility room, family bathroom, four bedrooms (2 en suites) and a study. Features include a magnificent german built luxury kitchen, an integral garage, and a distinct build style with Juliet balcony from the master bedroom. The property is set in attractive well proportioned gardens and viewing is highly recommended.

#### **Travel directions**

Proceeding from Kinross towards Kelty, turn right at the sign of Keltybridge. Follow this road round bearing left then continue along through the village of Keltybridge taking a right turn into Hazelbank Terrace. Follow the road down and the property lies towards the bottom of this lane on the left hand side adjacent to open countryside.

#### **Keltybridge, Kelty**

This is a popular village with good amenities, convenient for M90 Motorway. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools including Dollar Academy are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports. Add to the mix a wide range of clubs and organisations and it quickly becomes clear why Kinross-Shire is a popular location for the young and not so young alike. For a more comprehensive list of available activities for all age groups see [www.kinross.cc](http://www.kinross.cc)