

# Andersons LLP

SOLICITORS AND ESTATE AGENTS



**2 Elm Row, Glenfarg, PH2 9PQ**

- Truly Spectacular
- Semi Detached Villa
- Outstandingly Appointed Accomodation
- Sitting Room
- Formal Dining Room
- Study
- Magnificent Dining Kitchen
- Sun Room
- Luxury Family Bathroom
- 4 Bedrooms
- Double Glazing
- Central Heating
- Off Street Parking

**Offers Over £225,000**

A truly spectacular dwelling house in a popular location. This property has been greatly extended and comprises outstandingly appointed accommodation and is set in well thought out mature gardens. This semi-detached villa comprises; Imposing Hallway. Sitting Room, Formal dining room, Study, Magnificent Dining Kitchen, Sun Room, Luxury Family Bathroom and 4 Bedrooms. The extension has been well designed with high quality finishes and attention to detail including "sun-pipes" providing additional natural light. The property benefits from Double Glazing, Central Heating and Off-Street Parking

Glenfarg provides a number of local amenities, Post Office/General Store and Newsagents, Hotel, Garage and local Primary School. There are also a number of leisure activities within the village and commuting to larger more extensive amenities can be found at Kinross/Milnathort which are only 4/5 miles away and Perth 12 miles or thereby. For the commuter Edinburgh only lies 30 miles away with access to the M90 Motorway being found alternatively at Mawcarse 3 miles or Bridge of Earn 8 miles or thereby.

#### **Entry**

Entry is gained via a glazed door to the side into a large reception hallway.

#### **Hallway**

5.35m by 2.58m (17'6" by 8'5")

A large extension to the property the hallway benefits from double glazed windows to the front with a "Sun Pipe" bringing additional natural light in. Additionally the hallway benefits from varnished timber finishes to doors, skirtings and surrounds, French doors into the sitting room, glazed panel door into the dining room and gives direct access to the stairway to the upper level. (Previously plans existed for a shower room or similar off this hall and scope exists for this).

#### **Sitting Room**

6.85m by 3.85m (22'5" by 12'7")

A stunning room. This room has French doors to the hall and double glazed doors leading to the sun room. Features of the room include a focal point stone fireplace with gas stove. Ceiling coving and fitted traditionally styled wall lamps compliment the feel of this room.

#### **Dining Room**

4.91m by 4.13m (16'1" by 13'6")

Another outstanding room. This formal dining room again has attractive timber finishes to doors, skirtings and surrounds and dado rail. Ceiling coving and wall lamps. Sliding doors give access to the study and doors lead through to the dining kitchen.

#### **Study**

1.97m by 2.67m (6'5" by 8'9")

The study has double glazing to the front. Again natural lighting by a "SunPipe".



### Dining Kitchen

6.17m by 4.08m (20'3" by 13'4")

A stunning area of the house. This room provides an excellent hub for the property. It incorporates an excellent fitted kitchen with peninsular unit and extends to incorporate a utility area with breakfast bar. Again natural light is an excellent feature of this room created by large ceiling velux windows. There are ample base and wall units of a high quality with ample worktop surrounds. There is an electric Kenwood range style stove with hob with cookerhood over and oven and space for other appliances including space for a large American style fridge/freezer. Further features include splash back tiling, ceiling spot lights and attractive chrome finishes. The Utility/Breakfast section has a 1 1/2 bowl sink unit and drainer and again plumbing for usual appliances. The breakfast section has double glazed windows looking on to the rear garden and double glazed doors giving access to the same. Built in TV. The sun room has open plan access on a split level from the Dining Kitchen .

### Sun Room

3.72 by 3.27m (12'2" by 10'8")

Another outstanding area of the house. This is a good sized sun room or third reception room. Double glazed windows provide aspects onto the mature gardens and again the ceiling velux windows give a high degree of natural light.

### Upper Level

Upstairs is accessed via a traditionally styled stairway. The upper hall gives access into four bedrooms, a luxury family bathroom and has a hatch to the loft space.

### Bathroom

2.62m by 2.77m (8'7" by 9'1")

A luxury bathroom, fully tiled in marble effect

finishes. Features include chrome finishes including heated towel rail. Comprises w.c, contemporary wash hand basin, double enclosed shower cabinet with luxury shower and traditionally styled roll-top bath with spray attachment. Frosted glazed windows. Ceiling down lighters.

### Bedroom 1

4.66m by 3.91m (15'3" by 12'10")

An excellent spacious double bedroom with windows to the front. Walk-in wardrobe recess with lighting. Stained timber flooring. Additional window to side. Ample space for free standing furniture.

### Bedroom 2

3.09m by 2.94m (10'1" by 9'8")

A double bedroom with fitted wardrobe. Double glazed window to front.

### Bedroom 3

2.93m by 2.70m (9'7" by 8'10")

Fitted double wardrobes to the rear.

### Bedroom 4

3.41m by 2.53m (11'2" by 8'3")

A good sized fourth bedroom with double glazed window to rear. Built-in wardrobe.

### Gardens

The property is set in exceptional gardens. The front garden is easily maintained with scattered planting. The rear garden is an excellent feature and has extensive lawns and is planted with an array of flowering plants and shrubs. Pond with water feature. The garden gains from being in a sunny sheltered position. Other features of the garden include a decked area with covered arbour. Built-in brick barbecue. Outdoor lighting. Security Light.



*These particulars and measurements while believed to be correct are not guaranteed and prospective purchasers must satisfy themselves with regard to the same. Further particulars from and offers to Messrs Andersons LLP, Solicitors.*

### Heating

Oil central heating with radiators throughout

### Parking

Parking is available to the side of the property for several vehicles.

### Viewing

Viewing by appointment through Andersons LLP  
01577 862405

### Offers

These should be in writing to our Kinross Office.

### Measurements

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.



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