

Avalon

Avalon, Main Street, Kinnesswood



Law Location Life

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Set within the picturesque village of Kinnesswood, this Unique Detached Family Home enjoys an elevated position with breathtaking views across Bishop Hill and Loch Leven. Occupying a generous plot, the property offers deceptively spacious and highly flexible accommodation, ideal for modern family living. Perfectly suited for commuters, the home is conveniently located within easy reach of motorway links, local amenities and well-regarded schools.

The thoughtfully designed interior is arranged over split levels, providing both versatility and privacy. The first floor accommodation comprises a welcoming utility/boot room, a well-appointed breakfasting kitchen and a bright open plan sitting/dining room, perfectly positioned to take full advantage of the stunning outlook towards Loch Leven. Also on this level is a versatile family room which could serve as a fifth bedroom, a spacious principal bedroom with en suite shower room, and a separate WC.

A mid-level landing leads to the lower ground floor, where there are three further generous double bedrooms, a contemporary family bathroom and an impressive cinema room, ideal for entertaining or relaxing. Two large storage rooms provide excellent additional space.

Externally, the property is equally impressive, with well-maintained gardens to both the front and rear, offering a high degree of privacy and outdoor enjoyment. A garden room/office provides an excellent work-from-home solution, while a driveway offers off-street parking for up to three vehicles.

This is a rare opportunity to acquire a distinctive home in a sought-after rural setting, combining stunning scenery with practical living space and excellent connectivity.





Accommodation

Utility Room/Boot Room

Entry is from the rear into the utility/boot room. There is laminate flooring, stainless steel sink, space and plumbing for a washing machine and tumble dryer, space for an American style fridge/freezer, window to the rear and door to the breakfasting kitchen.

Breakfasting Kitchen

The modern breakfasting kitchen has storage units at base and wall levels, worktops, splash back tiling, 1 1/2 bowl sink and drainer and feature breakfast bar with seating for 4. Fitted appliances include oven, electric hob, extractor fan and wine cooler. There is tiled flooring, window to the side and door providing access into the hallway.

Hallway

The carpeted hallway provides access to the sitting/dining room, family room/bedroom 5, master bedroom, wc room and carpeted staircase to the lower ground floor level. There is a window to the side allowing for an abundance of natural light.

Sitting/Dining Room

A good sized reception room with 2 windows to the front, with views towards Loch Leven and Benarty Hill. There is laminate flooring, fireplace with wood burning stove and ample space for a large dining table.

Family Room/Bedroom 5

A versatile room which could be used as a further reception room or 5th double bedroom. there is laminate flooring and window to the front with views towards Loch Leven.

WC Room

The wc room has laminate flooring and comprises; pedestal wash hand basin, wc and hatch to the attic space. There is a window to the side.

Master Bedroom

A double bedroom with carpeted flooring, window to the side and door to the en suite shower room.

En Suite Shower Room

The en suite shower room is tiled and comprises; pedestal wash hand basin, wc and shower cubicle. There is a window to the side.

Ground Floor

A carpeted staircase with mid landing level provides access to the ground floor level hallway. There is laminate flooring and doors to 3 bedrooms, family bathroom, under stair storage cupboard and inner hallway.

Bedroom 2

A double bedroom with carpeted flooring and window to the front.

Bedroom 3

A further double bedroom with carpeted flooring and window to the front.

Bedroom 4

A fourth double bedroom with carpeted flooring and window to the front.

Family Bathroom

A tiled family bathroom with window to the side which comprises; bath, pedestal wash hand basin, wc, shower cubicle with Mira Sport Max shower and chrome towel radiator.

Inner Hallway

The inner hallway has laminate flooring and doors providing access to a storage cupboard and cinema room.

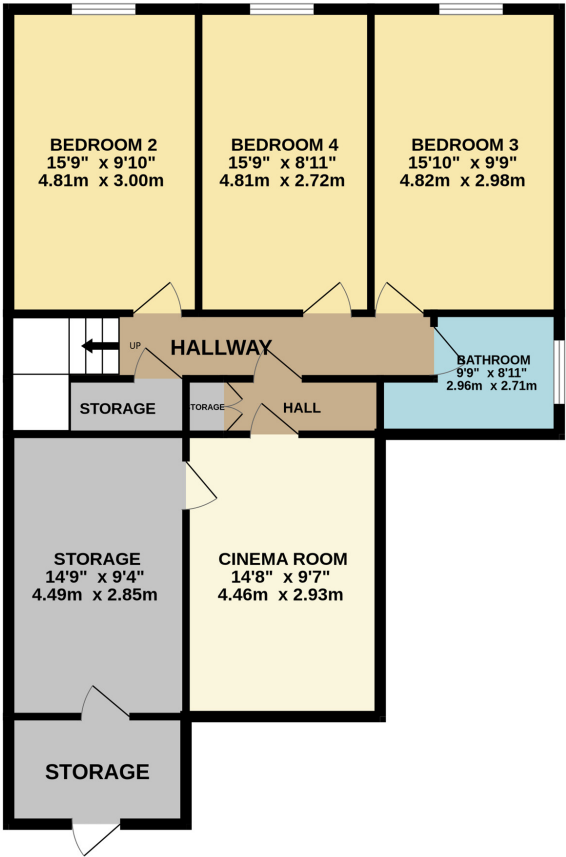
Cinema Room

The cinema room has laminate flooring and door providing access to the large store room.

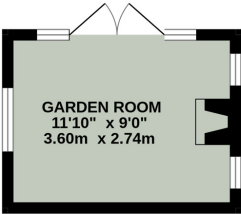
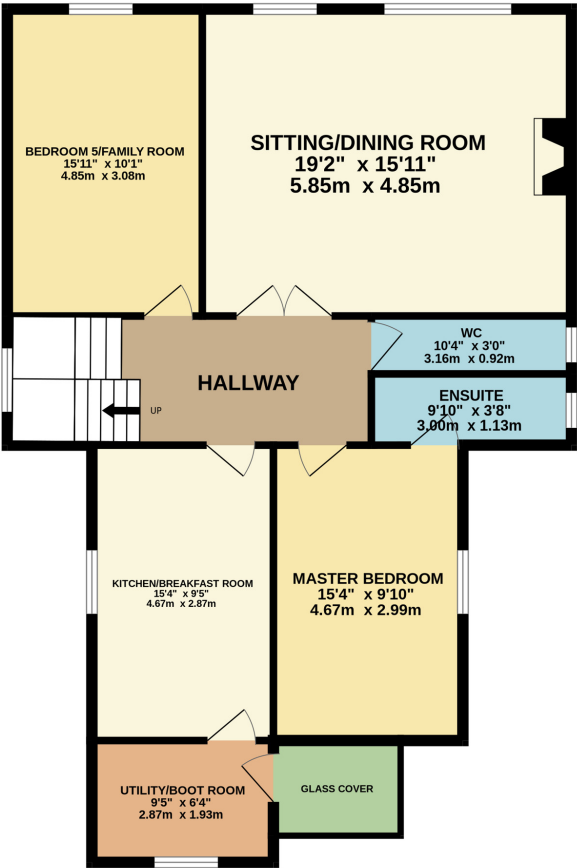
Store Room

A useful storage room with door to the rear into an additional storage area.

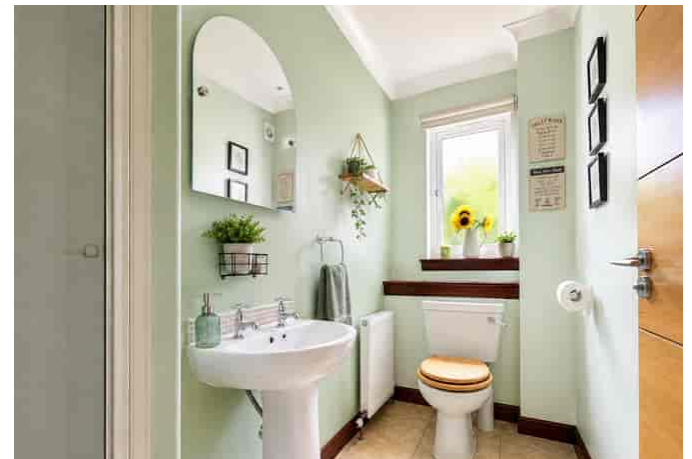
GROUND FLOOR



FIRST FLOOR



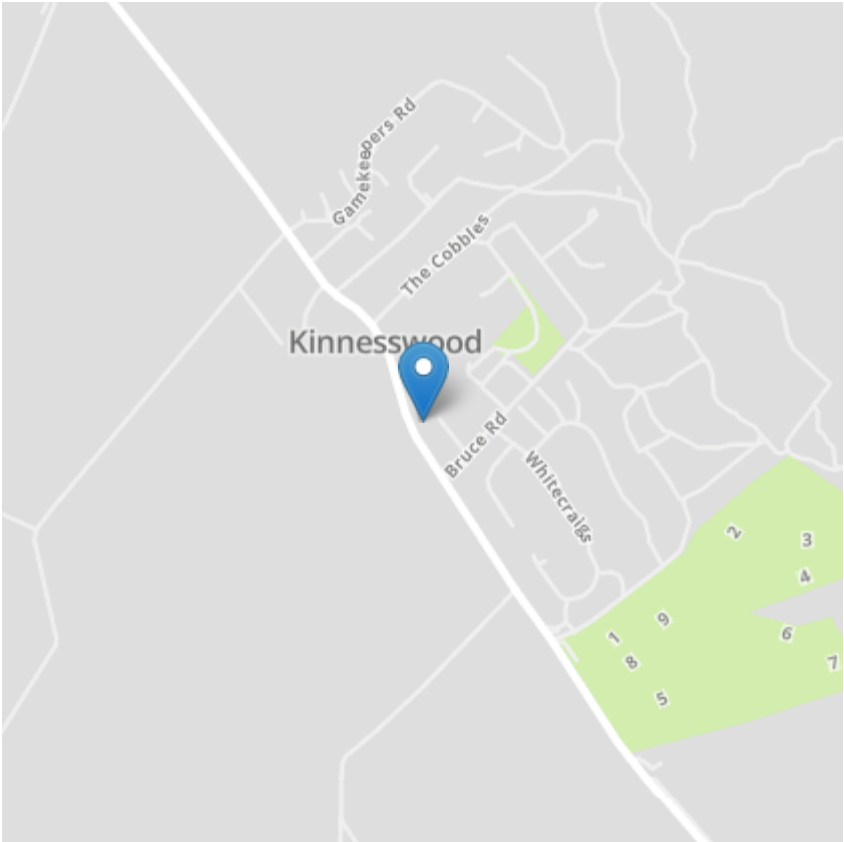
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AVALON, MAIN STREET, KINNESSWOOD - A BETTER PLACE TO LIVE

Kinnesswood is situated in Kinross-shire and is a beautiful village set below Bishop Hill and overlooking Loch Leven. It won 'Best Village in UK' in the 2023 Britain in Bloom awards and is home to the Michael Bruce Way, a delightful walk linking Kinnesswood and Scotlandwell. The village boasts a nine-hole golf course and some lovely buildings dating from the 18th and 19th Centuries. Amenities include the highly regarded Portmoak Primary School, village shop and garage. The RSPB Loch Leven nature reserve is within close proximity, as well as the renowned Loch Leven Heritage Trail, providing a 20km walking and cycling route around Loch Leven, with 5 cafes en route, with local inns at Wester Balgedie and Scotlandwell. The property gives easy access to Bishop Hill and the extensive trail networks in the Lomond Hills providing opportunities for walkers, runners and mountain bikers. Bishop Hill is a key location for paragliding along with the Scottish Gliding Centre at Scotlandwell. Kinross-shire frequently comes near the top of 'BestPlaces 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 High School is widely recognised as one of the best comprehensive schools in the country and there are a host of public schools within easy travelling distance, including Dollar Academy.



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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

