THE BIRCH, GLENLOMOND, KINROSS KY13 9HF

HARPER&STONE
ESTATE & LETTING AGENTS





THE BIRCH GLENLOMOND

KINROSS, KY13 9HF

PROPERTY FEATURES

- Stunning detached new build home set in tranquil surroundings overlooking Loch Leven
- Approximately 188 square meters of flexible living space
- Open plan kitchen/dining room featuring quality appliances
- Separate utility room and downstairs cloakroom
- Principal bedroom with ensuite shower room
- 4 further generous double bedrooms
- Ample storage throughout
- Integral single garage and mono bloc driveway
- Private garden to the rear of the property
- Due for completion in Spring 2027



Harper & Stone are delighted to bring to the market The Birch, a stunning new build luxury, eco- friendly detached home that enjoys beautiful views over Loch Leven. Situated in the village of Glenlomond, the location is ideal for those looking for the quiet life while still being well connected, with Kinross only 4 miles east of the property, providing transport links and access to the M90. Portmoak Primary School is close by, and the property is within the catchment area for Kinross High School, making this an ideal location for growing families.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Cloakroom, Lounge, Kitchen/Dining Room, Utility Room and Garage
First Floor: Upper Hallway, Principal Bedroom with Ensuite Shower Room, Four Further Bedrooms and a Family Bathroom

Upon entering the property, you are greeted by a spacious, open hallway leading through to the lounge on the left and kitchen/dining area and utility room to the rear of the property, creating a natural flow throughout the reception spaces. A useful downstairs cloakroom offers convenience, while two hall cupboards offer generous storage.

The spacious lounge at the front of the property is bright and welcoming, featuring double glass doors that open into the dining area, allowing natural light to flow through both spaces. The room is currently presented without flooring, providing the perfect opportunity for the new owner to add their own personal style and finish.

The modern kitchen and dining room form the true heart of the home, offering a versatile and welcoming family space. A generous range of beige wall and base cabinets provide excellent storage, complemented by a marble effect laminate worktop and a large stainless-steel sink. High quality integrated Bosch appliances include a fridge/freezer, dishwasher, induction hob, and electric fan oven. The breakfast bar comfortably seats four for a more relaxed dining option, while the open dining area easily accommodates a full sized table for family meals or entertaining. Patio doors extend the living space outdoors, opening onto a stone terrace, ideal for summer dining and relaxation. Set off the kitchen, the large utility room is finished in the same style as the kitchen, offering two appliance spaces, another sink and ample cupboard space. Another door to the garden and internal access to the garage containing the heat pump system can be accessed from here.



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Heading upstairs, the generous landing leads to the upper accommodation and includes a convenient storage cupboard with fitted shelving, ideal for use as a linen closet. The family bathroom is beautifully appointed, featuring a bath, walk in shower, twin vanity sinks with storage, and a WC.

The principal bedroom is positioned to the front of the property and benefits from a stylish en-suite shower room, complete with a walk-in shower, vanity sink and WC. A fitted wardrobe provides convenient storage, a feature also shared by bedrooms two and three. A further two double bedrooms offer generous proportions and excellent flexibility, ideal for use as guest rooms, home offices, or additional family space.

Externally, the property benefits from a delightful east facing garden, predominantly laid to lawn with newly planted hedges providing privacy. A stone patio offers the perfect spot for outdoor dining or entertaining. To the front, there is a neat area of lawn with and a mono bloc driveway providing off street parking for two cars. There is an Electric Vehicle Charger to the front of the property.

The Birch presents an exceptional opportunity to acquire a beautifully designed and spacious family home set within a peaceful rural setting. Thoughtfully planned with high-quality finishes and versatile living spaces, this property seamlessly blends modern comfort with the serenity of countryside living. Early viewing is highly recommended to appreciate all that this stunning home has to offer and also to allow the opportunity to choose specifications prior to completion.

The sale will include all integrated appliances where applicable. Please note the photos depicted are from a completed property, however The Birch will be completed to the same specification and layout.

Viewings are strictly by appointment only via Harper & Stone.

What3words navigation: ///flop.aspect.translated

Council Tax Band New Build - Rate Not Available Yet
EER Band B

Navigation///lecturing.tests.driveways

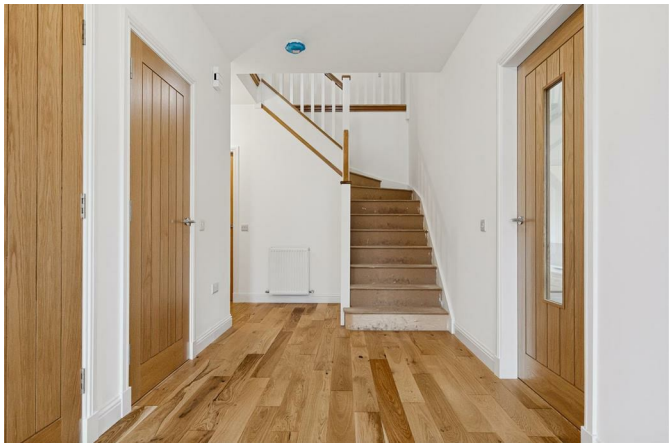
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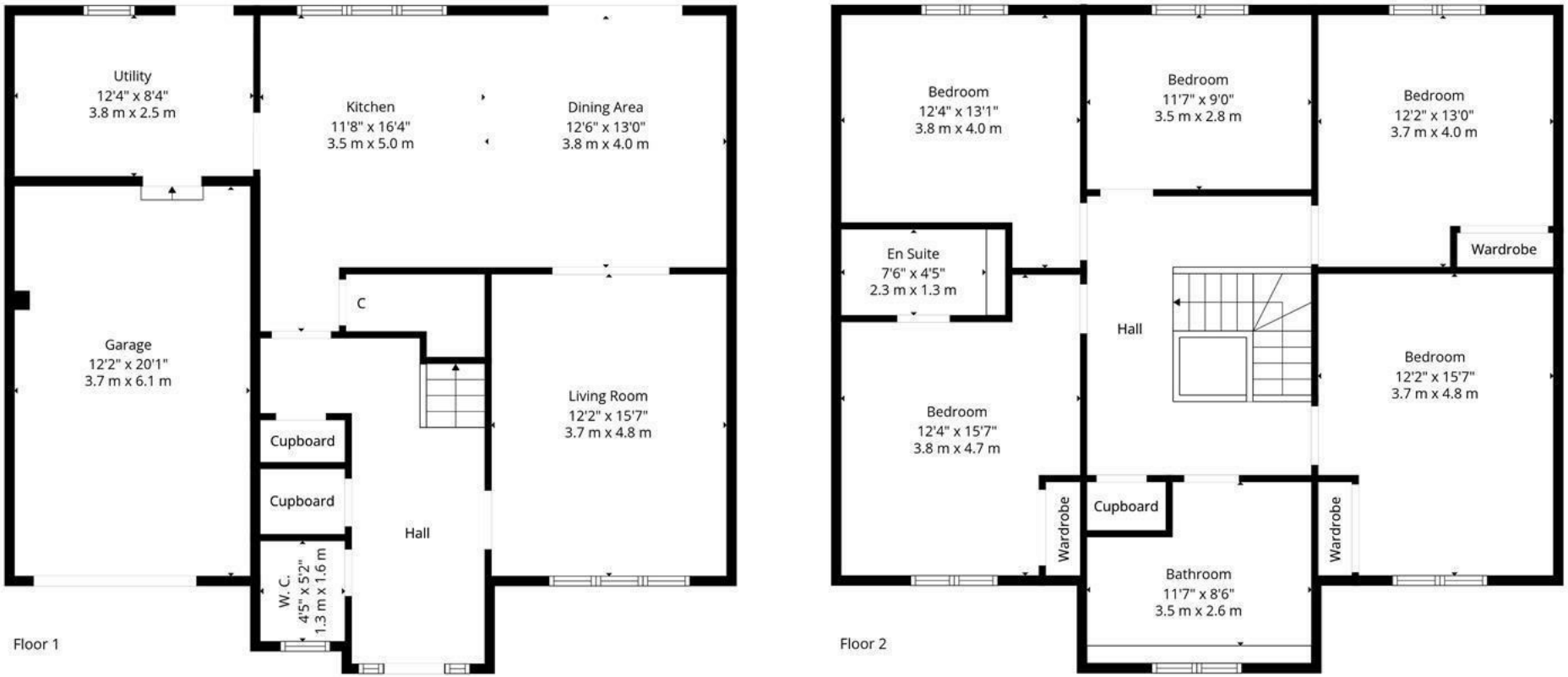












TOTAL: 2271 sq. ft, 210 m2

WALLS: 158 sq. ft, 16 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - https://www.filmworx.co.uk