

ROSEGARTH, 11 GARTWHINZEAN LOAN, POWMILL FK14 7LU

HARPER & STONE  
ESTATE & LETTING AGENTS







# ROSEGARTH, 11 GARTWHINZEAN LOAN

POWMILL, FK14 7LU

## PROPERTY FEATURES

- 5 bedroom executive family home
- Modern Kitchen with central island
- Large lounge with dual fuel stove
- Dining Room
- Conservatory and additional family room
- Principal bedroom & Bedroom 2 with en suite facilities
- 3 further double bedrooms
- Double garage and driveway for multiple cars
- Beautiful garden grounds with decking and patio

Presented to the market by Harper & Stone is Rosegarth, a substantial detached 5-bedroom family home positioned at the end of a quiet cul de sac in Gartwhinzean Loan. The property boasts 234sqm of flexible living space and is situated within beautiful garden grounds with panoramic views of the Ochil Hills.

The property is laid out as below:

Ground Floor: Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, Utility Room, Toilet and Conservatory.

First Floor: Landing, Master Bedroom with Ensuite Shower Room, Guest Bedroom with Ensuite Shower Room, Three further Bedrooms and a Family Bathroom.

Entry to the property is into the ground floor hallway, giving access to all the rooms on the ground level. Through glazed double doors to the right is the formal lounge, a bright and spacious room providing a dual fuel stove as the focal point. The dining room is opposite the lounge, again accessed through double doors. Windows to the front of both of these rooms allow in the South sun throughout the day.

The kitchen has been finished to a fine level of detail and was installed in the last few years. The wide array of warm grey wall and base units are complemented by grey wood-effect laminate worktops, with a statement island in the centre of the room. The island is fitted with base units and pan drawers with a breakfast bar on the opposite length. The 1.5 bowl sink is positioned below the window, where the view of the hills can be enjoyed. A Smeg Range Cooker is centrally positioned and is equipped with two ovens, a grill and storage drawer and a 5-zone induction hob with extractor. Additional integrated appliances include a fridge freezer, wine fridge, microwave and dishwasher.

The utility is off the kitchen, fitted with matching units to the kitchen and provides a utility sink and space for one appliance. The back door leads to the rear garden, and a side door to the integral double garage.











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Double doors from the kitchen open to the conservatory, a delightful place to enjoy the countryside views. French doors from here open to the decking and rear garden.

Adjacent to the kitchen is the family room, a cosy room for everyday lounging with double doors leading to the patio and garden.

Completing the ground floor is a cloakroom and a large under stair storage cupboard.

A split staircase to the galleried landing above gives a feeling of grandeur. The principal bedroom is positioned at the rear of the property and is a large double bedroom. Two built-in wardrobes provide clothing storage and the en suite bathroom comprises a bath, separate shower cubicle, WC and wash hand basin with vanity storage.

Bedroom 2 is a bright room with an en suite shower room, with shower cubicle, WC and pedestal sink.

The remaining three bedrooms are all generously sized, one of which is currently used as a home office. The flexibility of the rooms is apparent and adaptable to individual needs. The family bathroom is fitted with a bath, shower cubicle, WC, wash hand basin with vanity storage and heated towel rail.

Externally, to the front there is a monoblock driveway large enough for at least two cars, and beautifully maintained wrap-around garden grounds of just over a quarter of an acre. Raised beds are to one side, ideally positioned for home grown fruits and vegetables. The decking catches the morning and evening sun, especially in the spring and summer months and is a fantastic entertaining space. On the east side of the garden is a patio area ideal for enjoying the morning sun.

The double garage is equipped with electric up and over doors, easily accommodating vehicles or for use as storage space. A back door gives access to the rear garden. Additionally, a security alarm system is installed for peace of mind.

The sale will include all fitted floor coverings, light fittings, window coverings, wood store and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

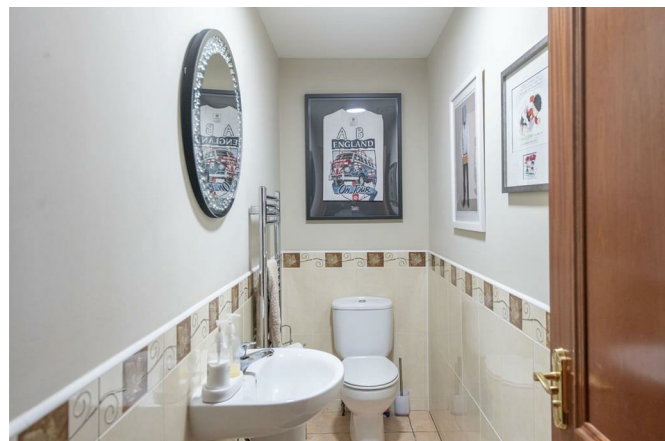
Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G  
EER Band C  
Water: Mains  
Sewage: Shared BioDisc tank  
Heating: Oil

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Powmill is a lovely village with a village shop, milk bar and antiques shop. Further amenities are accessible in Dollar and towards Kinross, where most major supermarkets, leisure facilities and day to day essentials can be found. Schooling is available nearby at Fossoway Primary and Kinross High, as well as Dollar Academy for those wishing to educate in the private sector. Powmill is also ideal for commuters with motorway access nearby to both Perth, Edinburgh and Glasgow.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





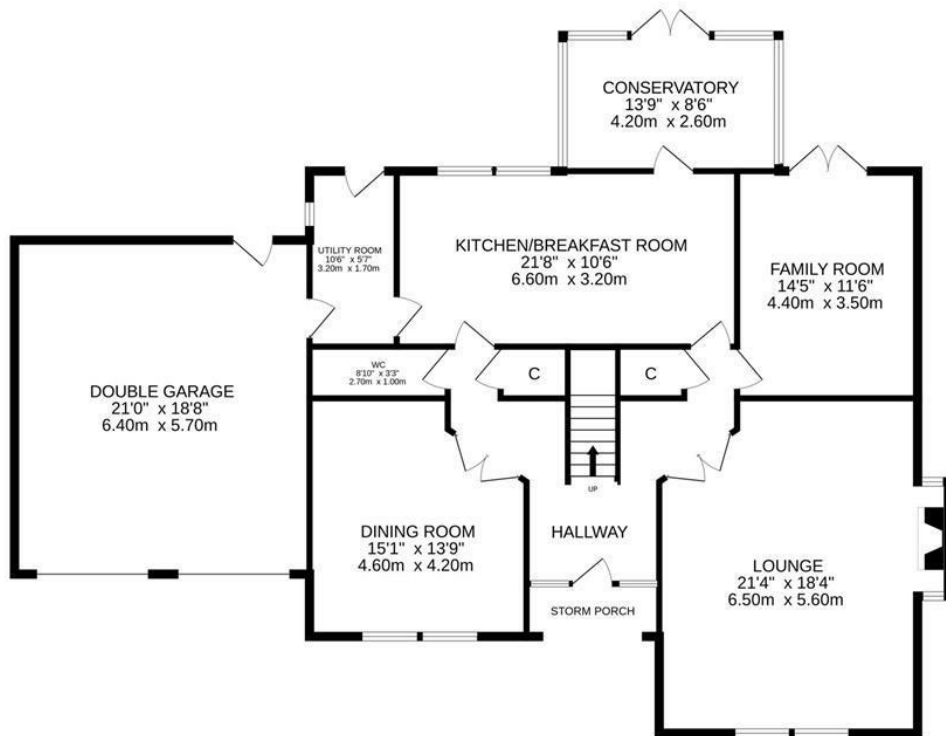








GROUND FLOOR



1ST FLOOR

