



Cumbrae House, Gairney Burn Lane, Dollar, FK14 7PW
Offers Over £420,000





Cumbræ House is a rarely available beautifully presented detached bungalow, set on a large plot of mature gardens with integrated double garage/workshop and adjacent two-acre paddock.

Gated access from Gairney Burn Lane leads to an extensive mono-block and chipped driveway providing parking for several vehicles. Entry to the property is gained from the front into a spacious hallway with storage and doors leading to all living and bedroom accommodation. The living accommodation is located at the rear of the property comprising a large dining kitchen open plan with a brightly presented and spacious lounge with wood burning stove. The lounge has windows to all sides and French doors leading to the rear garden offering a great deal of natural light. The kitchen has ample units at base and wall levels, built-in double oven, induction hob and cooker hood and as well as having space for a dining table and chairs the moveable centre island offers an ideal way to fully utilise the space.

A door from the kitchen leads to the utility/boot room. This room is again fitted with an abundance of useful storage as well as coat hanging space, has a sink unit and drainer and space and plumbing for usual appliances. There is a door leading to the boiler/drying room and a main door to the front providing an alternative entrance to the property and further door leading to the garage/workshop and store. There are four good sized double bedrooms with the principle suite having built-in storage and an en-suite shower room. A spacious family bathroom completes the accommodation.





OUTSIDE SPACE

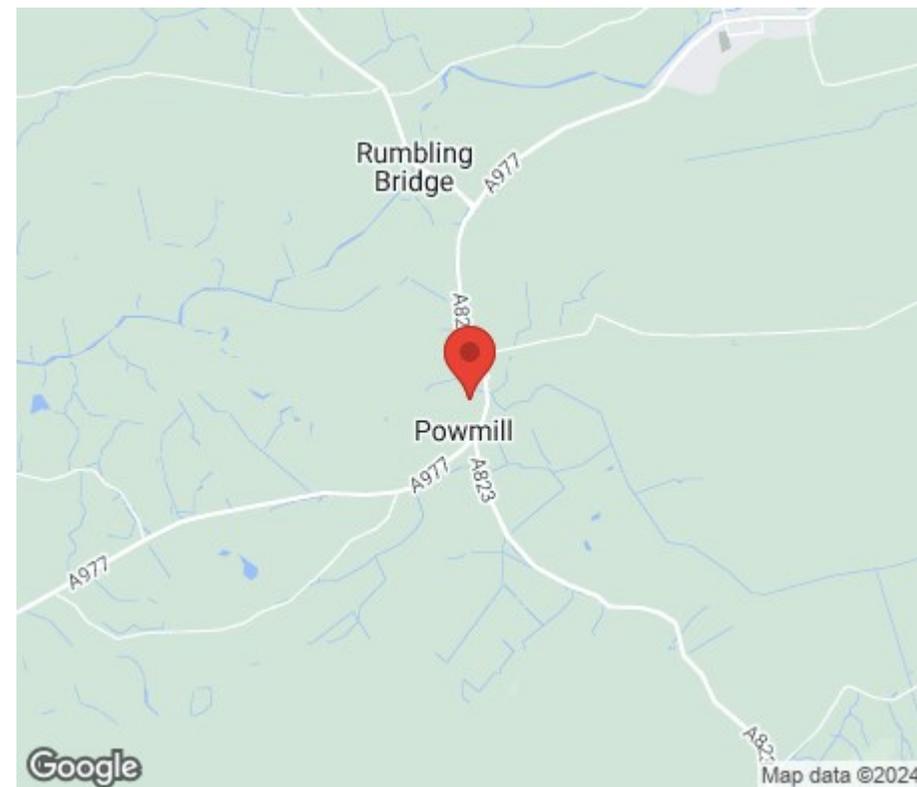
This property is set within generous southwest facing gardens providing an ideal suntrap. The front is predominantly mono-blocked and chipped offering parking for multiple vehicles. There is a double/tandem garage with power and light which is currently, half converted as a wood workshop but has potential for conversion to a granny flat/games room or large office if required. The mature rear garden is a good size and incorporates a great deal of colour with mature shrubs, fruit trees and a pond attracting a large variety of wildlife.

PADDOCK

A pathway from the garden leads to a two acre paddock with woodland and burn suitable for a couple of ponies, with ample space for stables or field shelter. This paddock includes a currently unused chicken coup and offers excellent potential as a small holding. There is a prepared area currently used for dog agility which would easily take a couple of polytunnels and/or greenhouses. Additionally, there is a secluded, undercover, outdoor cooking/BBQ area and log "Round House" by the burn, providing an excellent outdoor facility for adults or children alike.

NOTES

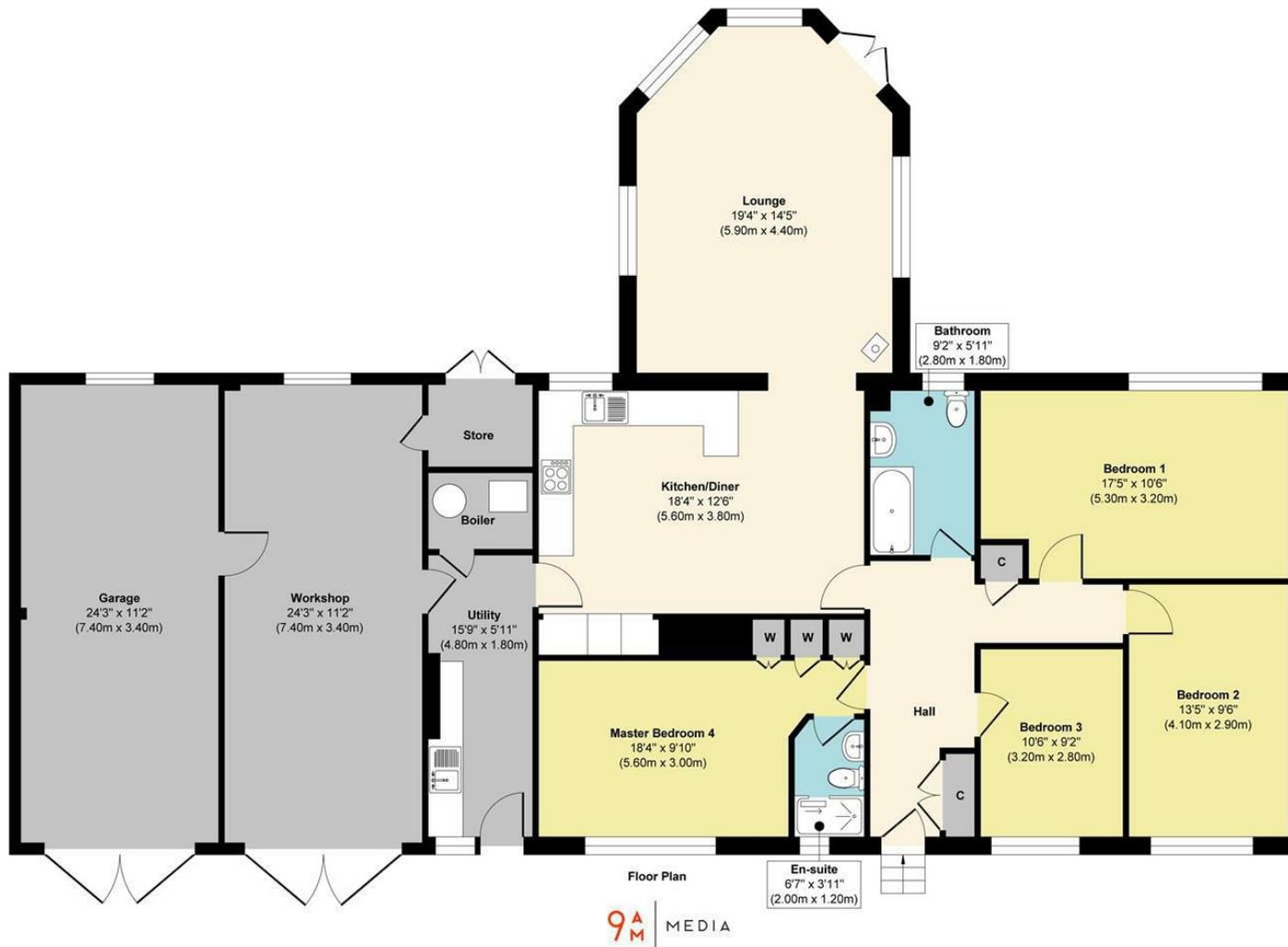
This property boasts solar photovoltaic panels, 4kw with transferrable FIT tariff and many other energy efficient measures, including SoLic 200 hot water solar heating.











This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY

62 High Street, Kinross, KY13 8AN

Tel: 01577 863424

www.morganlaw.co.uk



espc rightmove Zoopla.co.uk OnTheMarket.com

s1homes.com



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.