

Tullibole | Kinross

Woodend, KY13 0QN



GILSON GRAY

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OFFERS OVER £355,000

WOODEND, TULLIBOLE, KINROSS, KY13 0QN

*Set in approximately 0.6 acres of mature grounds, Woodend offers a stunning family home in an outstanding semi-rural setting. Having undergone extensive reconfiguration and modernisation in recent years, the detached bungalow features a luxurious master suite and two further bedrooms, plus an impressive semi-open-plan living space comprising a south-facing living room, a dual-aspect dining room and a magnificent kitchen. In addition to idyllic gardens with unspoilt views of the surrounding countryside, the beautiful enclosed grounds incorporate a double garage and parking for several vehicles.*

Situated on the B9097 approximately half a mile east of Crook of Devon, the entrance to Woodend is marked by a low wall and secure gates, followed by a sweeping driveway up to the detached house. Welcoming you inside is a spacious

entrance hall with a WC and a hall cupboard, and to the left you step into the impressive living room. Here a south-facing picture window floods the space with natural light and yields spectacular views across green fields and rolling hills.



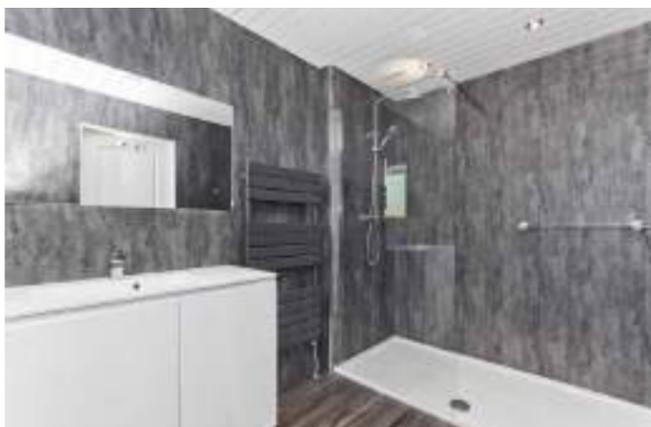


Owing to such generous proportions, the room provides flexible space for various seating arrangements around a contemporary electric fire. The living room flows into the corner-aspect dining room, whose full-height glazing to the south and west yield enchanting garden views. Perfect for everything from relaxed family meals to formal entertaining, in warmer months the versatile dining room can also be extended into the gardens courtesy of a vast sliding door. Cleverly tucked around the corner, the classic-contemporary kitchen has been designed and finished to a luxury specification, and is also accessible from the hall via the adjoining utility room. Timeless and elegant, the kitchen is lined with dove-grey Shaker-style cabinetry and is replete with an integrated dishwasher, an integrated microwave and an extractor hood. The centrepiece of the kitchen is a cream-gloss Rangemaster dual-fuel cooker with five gas hobs, a ceramic hotplate, two ovens, a grill and a storage drawer. The utility room allows further storage, laundry facilities and space for additional white goods, as well as a back door to the garden.



#### FEATURES

- Hall with WC & cupboard
- South-facing living room
- Dual-aspect dining room
- Contemporary kitchen
- Separate utility room
- Luxurious master suite
- Large double bedroom
- Generous single bedroom
- Three-piece shower room
- Double garage & parking
- 0.6-acre garden grounds
- LPG central heating & DG



Returning to the hall, the property boasts a well-proportioned single bedroom, a double bedroom with built-in mirrored wardrobes, a stylish three-piece family shower room and an enormous master suite comprising a dressing room, a walk-in wardrobe, a double bedroom with twin fitted wardrobes and a three-piece shower room. The property benefits from all-new double-glazed windows and doors, as well as a brand new LPG central heating system. The 0.6-acre landscaped grounds include vast swathes of lawn and a selection of mature trees, as well as a double garage with automatic/manual doors and parking for several vehicles.

## Tullibole, Kinross

Just half a mile from Crook of Devon – a tranquil village in scenic Kinrossshire – the area of Tullibole takes its name from 17th-century Tullibole Castle. Despite its peaceful, semi-rural setting the area is a mere thirty-minute drive from the Queensferry Crossing and the Kincardine Bridge, and thus enjoys outstanding links across the central belt. Crook of Devon offers excellent everyday essentials with a petrol station, a village store, a traditional inn and a primary school. More extensive amenities can be found just six miles away in neighbouring Kinross – an historic town on picturesque Loch Leven. In addition to a Sainsbury's superstore, the town centre is home to a Co-op Food, a baker and an award-winning butcher, as well as a choice of cafés, restaurants, pubs and takeaways. The countryside setting promises a wealth of outdoors pursuits, while Kinross is home to a variety of sport and leisure activities, including a curling rink, rugby and hockey grounds, a tennis club, golf courses and a leisure centre with a swimming pool, a gym, fitness studios and squash courts.

Kinross also boasts outstanding cultural and heritage attractions, including medieval Lochleven Castle, which is accessible by boat. Nursery and primary education is provided locally at Fossoway Primary School in Crook of Devon, followed by secondary education at Kinross High School. In addition to convenient road links, the area is served by a public bus route travelling between St Andrews and Stirling, as well as a Park and Ride in Kinross.

## Viewing

By appointment with Gilson Gray on 0131 516 5366.

## EPC

Rating - D

## Council Tax

Band - F

## Dimensions

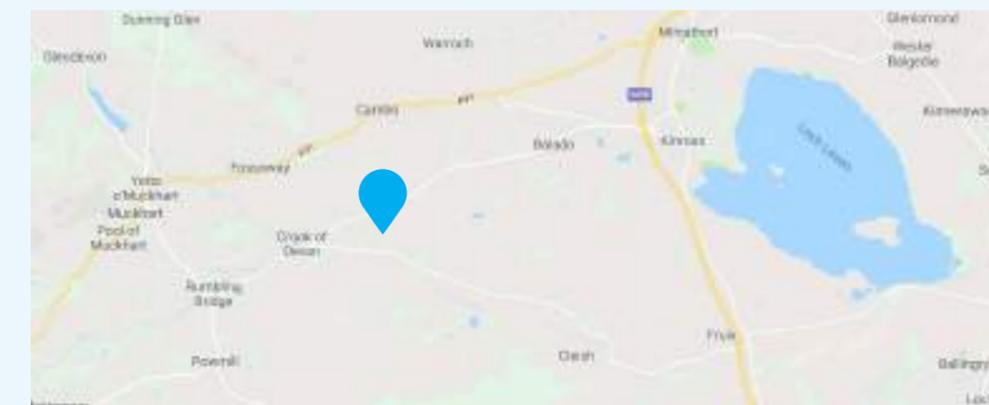
(Taken from the widest point)

Living Room	5.94m (19'6") x 4.49m (14'9")
Kitchen	3.78m (12'5") x 3.14m (10'4")
Dining Room	5.46m (17'11") x 3.52m (11'7")
Utility Room	3.22m (10'7") x 3.12m (10'3")
Master Bedroom	7.21m (23'8") x 4.06m (13'4")
Dressing Room	2.41m (7'11") x 2.27m (7'5")
En-suite	3.49m (11'5") x 1.79m (5'10")
Bedroom 2	4.64m (15'3") x 3.42m (11'3")
Bedroom 3	2.97m (9'9") x 2.74m (9')
Shower Room	2.96m (9'9") x 2.83m (9'3")
WC	2.54m (8'4") x 1.57m (5'2")
Double Garage	6.06m (19'11") x 5.62m (18'5")



Total area: approx. 168.5 sq. metres (1817.7 sq. feet)

Note: No guarantees can be given in respect of the foregoing appliances.



## I'm interested!

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