

Living out of town – with a bespoke new home

Contemporary homes with superior specification, plus games rooms or separate apartments, can be tailored to suit your individual taste and lifestyle

With reduced prices now from £435,000, webster homes is offering five luxury country homes at its development at Gairneybank, Kinross, all of which can be tailored to suit buyers in terms of layout, extra features, plus kitchen and bathroom choice.



The properties, each with four bedrooms and two en-suites, have a striking exterior look, with features such as slate roofs, arched porch entrance, and juliet balconies.



webster homes is using top supplier Ashley Ann to provide luxury fitted kitchens. Clients can choose their own tiling and flooring to suit, with many other luxury extras available to spec into the homes, such as wine coolers, luxury coffee machines, hot water taps and American style fridge freezers. All skirtings, facings and doors are oak, with a choice of oak or solid white timber doors, plus a choice of handles.



Gairneybamnk Plot 1

Included in these superb rural homes are good sized lounges, separate family rooms and dining rooms, utility rooms, kitchen with integrated appliances, studies and luxury family bathrooms. The “as standard” specification throughout is already excellent with a wood burning stove in the lounge included. All bedrooms have fully fitted wardrobes and there is underfloor heating in the bathroom and kitchen areas.



Site layout

By offering a choice of two different layouts, webster homes has ensured real flexibility for prospective buyers. Housetype One is available with two en-suite bedrooms, with Housetype Two offering three. Plots one, four and five at Gairneybank, priced at £435,000, have integral double garages with a superb Games Room above. Plots two and three, at £465,000, have large detached triple garages with attic trusses. webster homes is willing to incorporate a separate apartment or studio above the triple garage if required, ideal for those who may work from home, or require a stand alone guest suite for an elderly relative or teenager.

webster homes are all eco friendly, constructed with the very latest energy efficient materials, and with solar panels included. At the Gairneybank development, private gardens with turf, planting and patios are also included.

“We have new prices here at Gairneybank, which represent excellent value for money with newbuild houses of this size and quality which don’t very often come onto the market in a location like this,” said Daniel Webster, Managing Director of webster homes. “The development has so much going for it – it’s within easy reach of Loch Leven, renowned for its

excellent trout fishing, and the whole area is a paradise for cycling, walking and riding. We also enjoy stunning views out towards the Benarty Hills.”

The small hamlet of Gairneybank is just two miles away from the market town of Kinross, with its many amenities, and is within easy commuting distance of Dollar, Edinburgh, and Perth. Kinross has many local facilities, including shops, hotels, restaurants, a supermarket, a curling rink, two golf courses, and its own primary and secondary schools. A number of private schools are within easy reach, including Dollar Academy, Glenalmond, Srathallan, Kilgraston and St Leonards. Commuting links could not be better with immediate access from Kinross onto the M90 to Edinburgh and Perth.

A £1000 deposit secures a property at Gairneybank. Please contact Selling Agents, Bell Ingram on 01738 621121 for further details, and check out webster homes [online](#)