

1 BORELAND STEADING

Cleish, Perth and Kinross, KY13 0LT



Thorntons 
The right way to move

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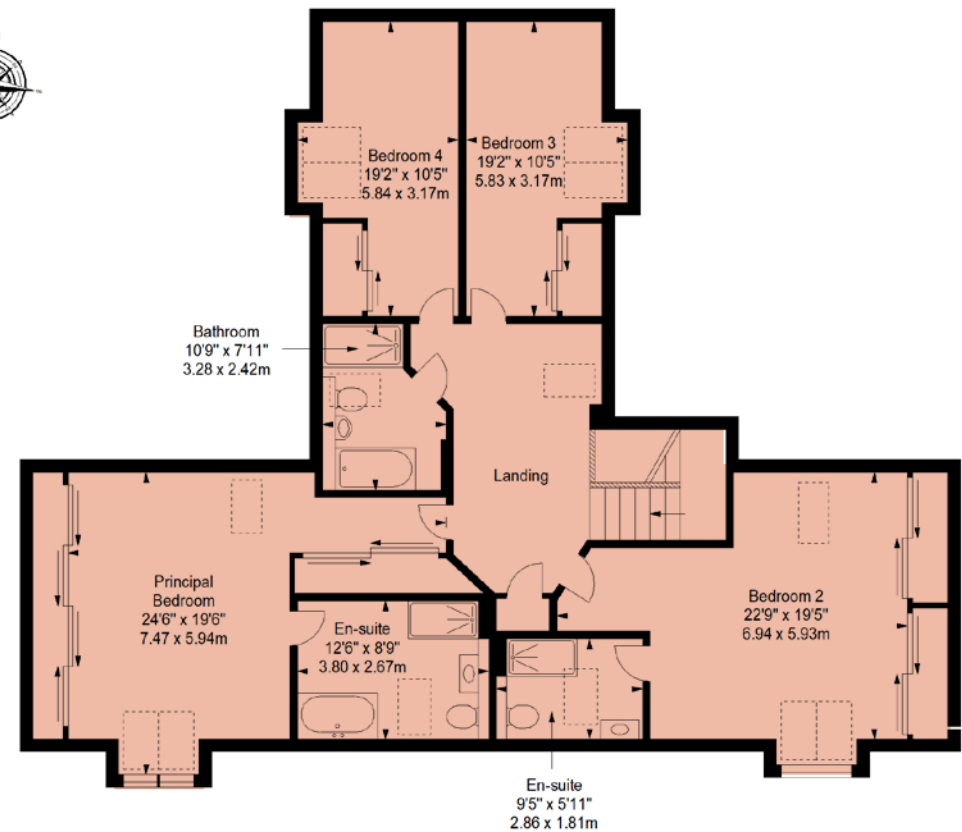
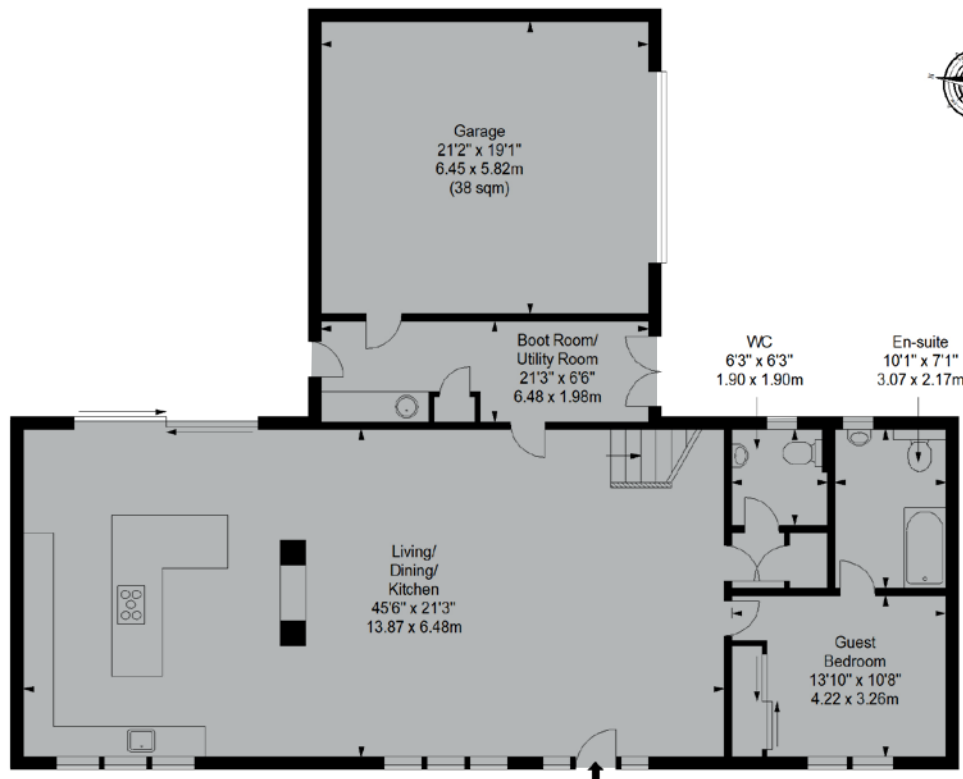
GARDENS & PARKING 32

AREA 34



This remarkable and unique family home is set within a stunning natural landscape, close to the town of Kinross. The luxury detached home has been built to a superior standard, offering all the space and functionality required for family living. It features social open-plan living, five double bedrooms (three en-suite), and a four-piece bathroom. A downstairs WC, a utility room, and plentiful storage. A secure garden is equally well-presented, and a garage and driveway provide ample private parking.

WELCOME TO
1 BORELAND STEADING



HIGH-END MINIMALIST INTERIORS

DESIGNED FOR MODERN FAMILY LIFE



Set within an exclusive community, this stunning country home offers uninterrupted views as far as the eye can see – a truly picturesque spot just a short drive from both town and city attractions. The two-storey property showcases its traditional heritage with a charming, beautifully crafted exterior. Inside, spanning over 300m², are light-filled interiors flawlessly finished with monochrome décor, providing a blank canvas for personalisation. Manicured gardens and integral garage parking further enhance this highly desirable package.

GENERAL FEATURES

- Rural tranquility close to the town of Kinross
- Far-reaching country views
- Exclusive residential community
- Beautiful, detached, unique home
- High-end minimalist interiors designed for modern family life
- EPC Rating - C

ACCOMMODATION FEATURES

- Bright open-plan reception room (with statement double-sided fireplace) and a fully integrated breakfast kitchen opening to the garden
- Principal suite with fitted wardrobes, and a four-piece bathroom
- Four further double bedrooms with fitted storage (two with deluxe en-suite shower rooms)
- Four-piece family bathroom
- Convenient ground-floor WC
- Utility/boot room off the kitchen, with garage and outdoor access
- Bright upper landing/snug area
- Wi-Fi dimmable lights in the open-plan living area
- Air Source Heat Pump
- Underfloor heating on the ground floor

EXTERNAL FEATURES

- Immaculate, easy-upkeep wraparound plot
- Landscaped secure garden with leafy surroundings
- WiFi lighting system for outside lights
- Large private driveway with a prewired point for an electric car charger
- Integral single garage (38m²)

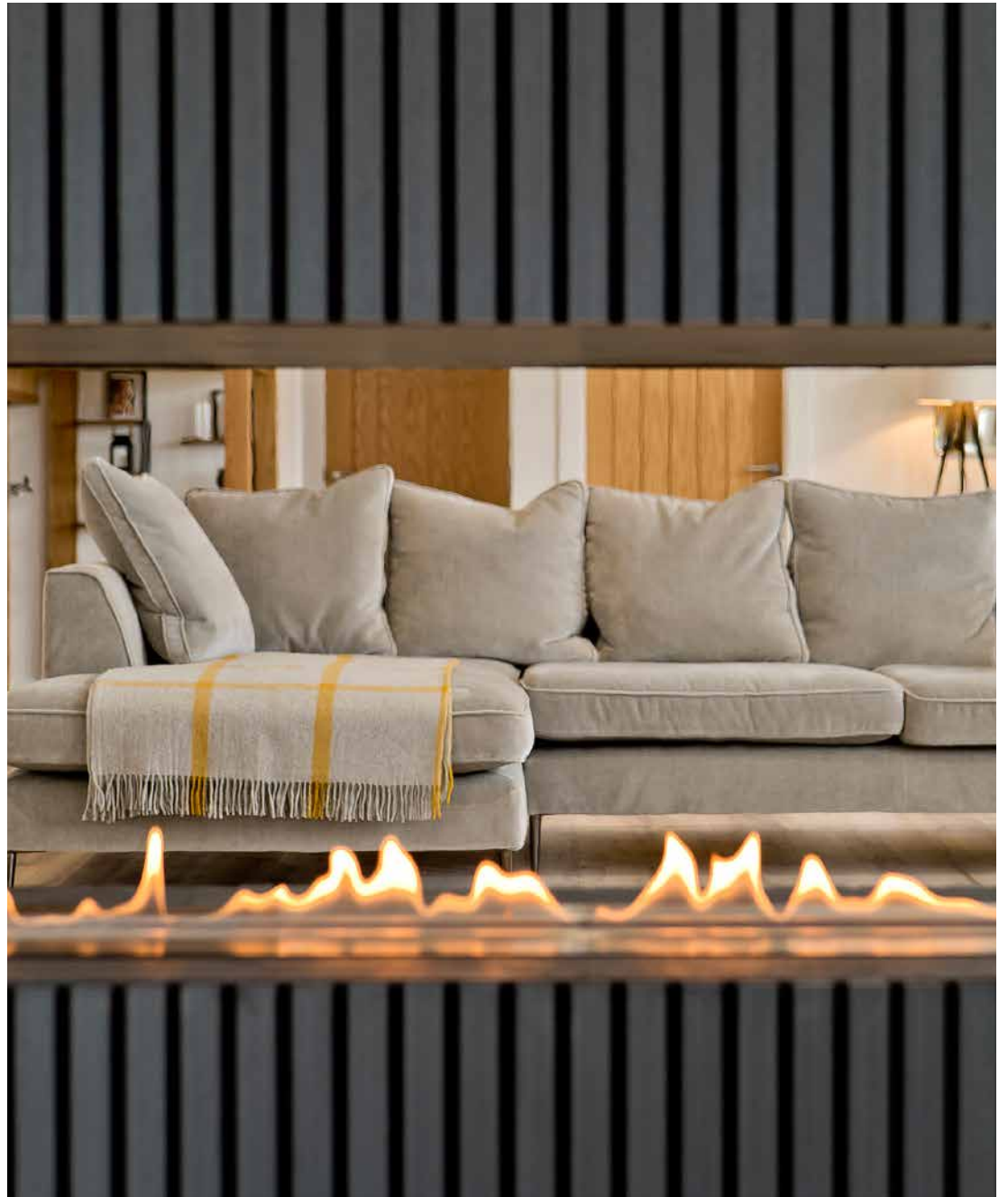


OPEN-PLAN LIVING AT THE HEART OF THE HOME



BRIGHT OPEN-PLAN RECEPTION ROOM

There is an instant welcoming atmosphere as you enter the home, directly into a spectacular open-plan reception area and kitchen. Extensive glazing, including numerous windows and wide sliding patio doors, floods the room with natural light. At the centre is a striking double-sided fireplace with a remote-controlled, eco-friendly bioethanol fire, offering winter warmth and a captivating focal point. The elegant oak-inspired flooring throughout adds a further homely touch.





INTEGRATED KITCHEN



OPENING ONTO THE GARDEN



The living and dining areas flow seamlessly into the bright kitchen, which features a four-seater breakfast island and provides access to the garden for effortless summer entertaining.



Its cohesive design combines sleek, gloss-black cabinets with black and silver quartz worktops, featuring natural wood tones, complemented by integrated appliances including a dishwasher, oven, microwave, induction hob, hot plate, and a stylish black upright fridge-freezer. Additionally, the sink is fitted with a boiling hot water tap.

AN ADJOINING UTILITY/BOOT ROOM



An adjoining utility/boot room discreetly houses freestanding laundry appliances, offers convenient access to the outdoors and garage, and provides convenient space for storing coats and muddy boots after country walks and garden fun.



FIVE INVITING BEDROOMS

The home features five impressive double bedrooms, spread across two floors, all of which are fitted with mirror-fronted wardrobes.



*FEATURING FITTED STORAGE AND
CALMING VIEWS*



The ground-floor guest bedroom features stylish oak-style flooring and could be used as an office or to accommodate multi-generational living.





THE FIRST-FLOOR ROOMS ARE ACCESSED VIA A BRIGHT, CARPETED LANDING, WHICH ALSO SERVES AS A COSY READING NOOK.





These bedrooms boast plush carpeting, with two, including the principal, featuring floor-length windows that allow blissful rural views to be enjoyed from bed.





"...BLISSFUL RURAL VIEWS TO BE ENJOYED FROM BED."



BATHROOMS

NUMEROUS BATHROOMS AND SHOWER ROOMS SERVE BUSY DAILY LIFE

The principal suite is a luxurious retreat, featuring a bright bathroom with a walk-in rainfall shower, vanity storage, and a deep, freestanding bath that invites relaxation.



Two additional bedroom suites offer deluxe shower rooms, enhancing convenience for family or guests. There is also a skylit, four-piece family bathroom upstairs, along with a WC on the ground floor for added practicality.


Extras: The sale includes fitted floor and window coverings, light fittings, and integrated/freestanding appliances.



OVERLOOKING ROLLING FIELDS

The pristine wraparound grounds are easy to maintain and feature a beautifully landscaped rear garden, secured by fencing, overlooking rolling fields. This garden provides a safe space for family enjoyment, complete with seating decks ideal for summer barbecues and outdoor dining. At the rear, the neatly paved driveway leads to the integral single garage, offering secure and convenient parking for multiple vehicles.





*THE SMALL HAMLET OF
CLEISH IS ENVELOPED
BY BEAUTIFUL OPEN
COUNTRYSIDE AND OFFERS
A REAL SENSE OF RURAL
SECLUSION AND ALL THE
BENEFITS OF COUNTRY
LIVING, YET IT IS ALSO JUST
A TEN-MINUTE DRIVE FROM
THE TOWN OF KINROSS.*

Nestled on the shores of scenic Loch Leven, Kinross is home to excellent local amenities and first-class transport links. It is steeped in history and surrounded by natural beauty, making it a highly sought-after town that regularly appears as one of Scotland's top ten best places to live. Here, you will find all your daily essentials, including convenience shopping, supermarkets, banks, healthcare facilities, cafes, hotels, and fine dining establishments. Further shopping facilities and recreational activities in Dunfermline and Perth can be reached within 30 minutes by car. For active lifestyles, the Kinross Community Campus houses a dance studio, an indoor climbing wall and a gym, whilst a swimming pool and squash courts can be found at the Loch Leven Leisure Centre.



Outdoor enthusiasts are also spoiled for choice as Loch Leven is famous for its varied birdlife and excellent trout fishing, and the surrounding countryside provides wonderful walking, cycling, riding and golfing opportunities. In Cleish itself, within walking distance of the property, there is a primary school and a village hall hosting group activities and a pop-up pub. Secondary schooling is provided in Kinross, its high school widely recognised as one of the best comprehensive schools in the country. Private schooling options within a twenty-mile radius include Strathallan and Dollar Academy. Finally, the nearby M90 provides swift access to many of Scotland's major cities and Edinburgh International Airport is a short 30-minute drive away, with regular flights to both UK and global destinations.



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► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

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@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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All sizes are approximate.