

7 Boreland Steading Kinross



Andersons

Law Location Life

7 Boreland Steading | Kinross

An exceptional Mid Terrace Steading Conversion situated in a Semi Rural location, with outstanding countryside views, yet perfectly positioned for commuters. The property has excellent room proportions, with open plan living areas, high ceilings and quality finishes throughout.

The accommodation comprises; Entrance Hallway, Open Plan Kitchen/Dining/Sitting Room, W.C Room, Upper Landing, Master Bedroom (En-suite Shower Room), Guest Bedroom and Family Bathroom.

Externally, the property enjoys views towards the west to Clackmannanshire and east towards the hills surrounding Loch Leven, Private Garden and Mono Block Driveway with 2 Parking Spaces.

The property further benefits from LPG central heating with Heatmiser Neo Multi Zone Smart Heating and under floor heating.

Viewing is essential and strictly by appointment only.





Accommodation

Entrance Hallway

A door to the front provides access into a spacious and bright hallway, with quality laminate flooring and doors to the w.c room, cloakroom storage cupboard, and open plan kitchen/dining/sitting room.

WC Room

The contemporary wc room has tiled flooring, wc, wash hand basin with storage, window to the front and could easily accommodate the addition of a shower.

Dining Kitchen

The luxury dining kitchen has contemporary storage units at base and wall levels with 'Silestone' worktops, sink and downlighting. Fitted appliances include a 'Neff' induction hob, oven and dishwasher, extractor fan, 'Hotpoint' fridge/freezer and 'Hoover' washer/dryer. There is quality laminate flooring, window to the rear, ample space for a dining table, door to the large under stair storage cupboard and open access into the sitting room/dining room.

Sitting Room

A large reception room with quality laminate flooring, downlighting, window and French doors to the front and windows to the rear. An oak staircase with carpeted stairs provides access to the upper level.

Upper Level Landing

The landing is carpeted, has two Velux windows to the rear and downlighting. There are doors to the two double bedrooms and family bathroom.

Master Bedroom

A large master bedroom with carpeted flooring, fitted double wardrobe with sliding doors, 2 Velux windows to the front and a feature floor level window to the rear. A door provides access to the en suite shower room.

En Suite Shower Room

A contemporary en suite shower room comprising; w.c, wash hand basin with storage and large walk in shower. There is tiled flooring, heated chrome towel radiator, downlighting and window to the front.

Bedroom 2

A second double bedroom with carpeted flooring, 2 Velux windows to the rear and fitted wardrobe with sliding doors. A hatch provides access to the attic space.

Family Bathroom

The family bathroom comprising bath with shower attachment, wc, wash hand basin with storage, tiled flooring and complimentary splash back tiling. Additionally there is downlighting, heated chrome towel rail and window to the rear.

Garden

The South East facing front garden is partially fenced with lawn area, patio and outside power socket.

Driveway

The mono-block driveway to the front provides parking for two cars.

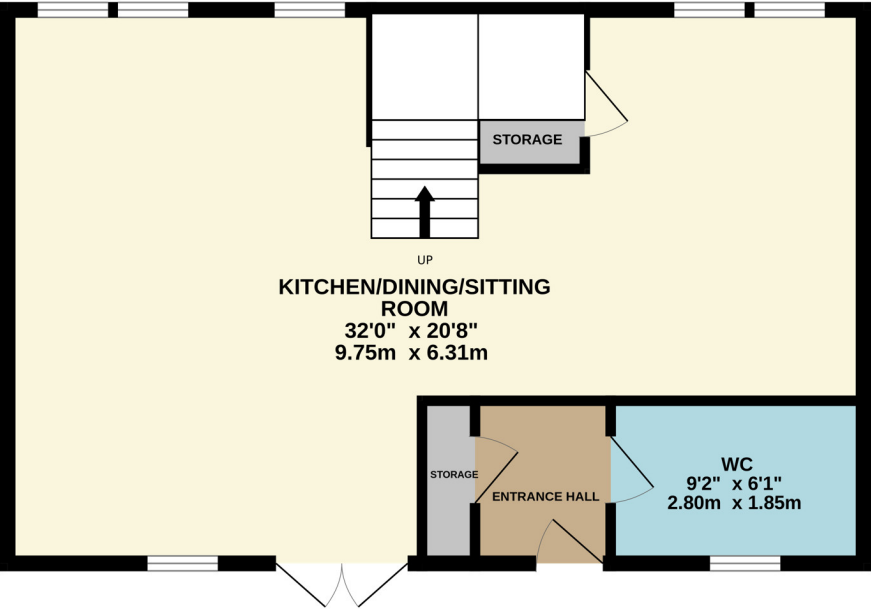
Heating

LPG central heating, via and external gas supply. The property benefits from 'Heatmiser' Neo Multi Zone Smart Heating, which you can control the heating and oven via a phone app. There is under floor heating in the downstairs rooms.

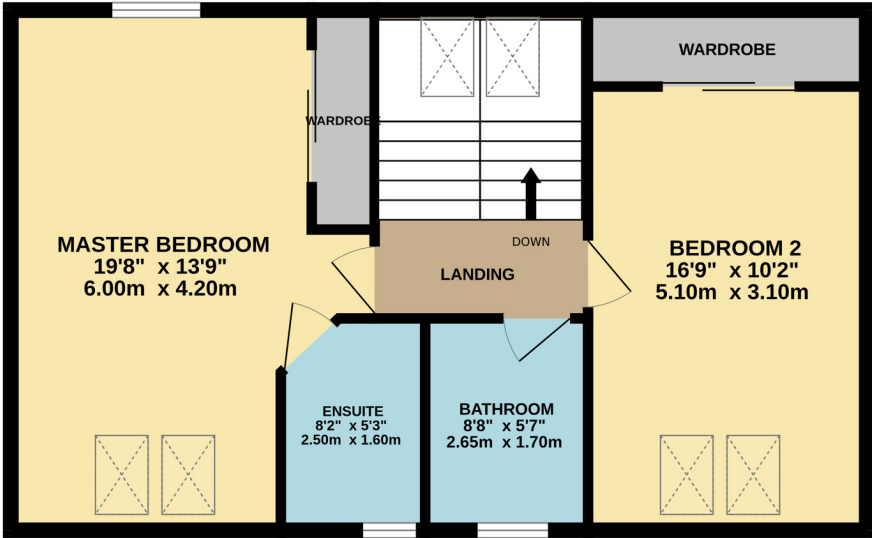
Drainage

There is a communal septic tank.

GROUND FLOOR



1ST FLOOR



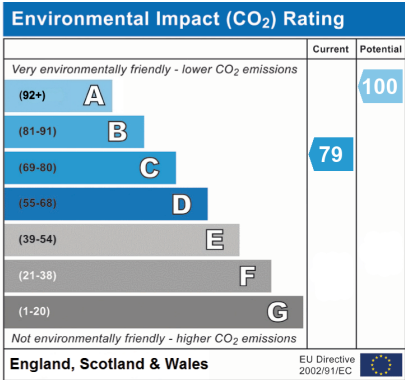
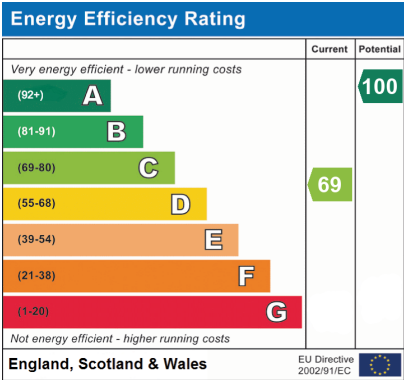
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KINROSS - A BETTER PLACE TO LIVE

Cleish is a popular rural village within easy access of the M90. Amenities include a highly regarded Primary School. The nearby town of Kinross offers a good range of shops, banks and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross-shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike. For a more comprehensive list of available activities for all age groups see www.kinross.cc



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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

