

6 Boreland Steading, Cleish, Kinross-shire



Law Location Life

6 | Boreland Steading | Cleish | Kinross-shire

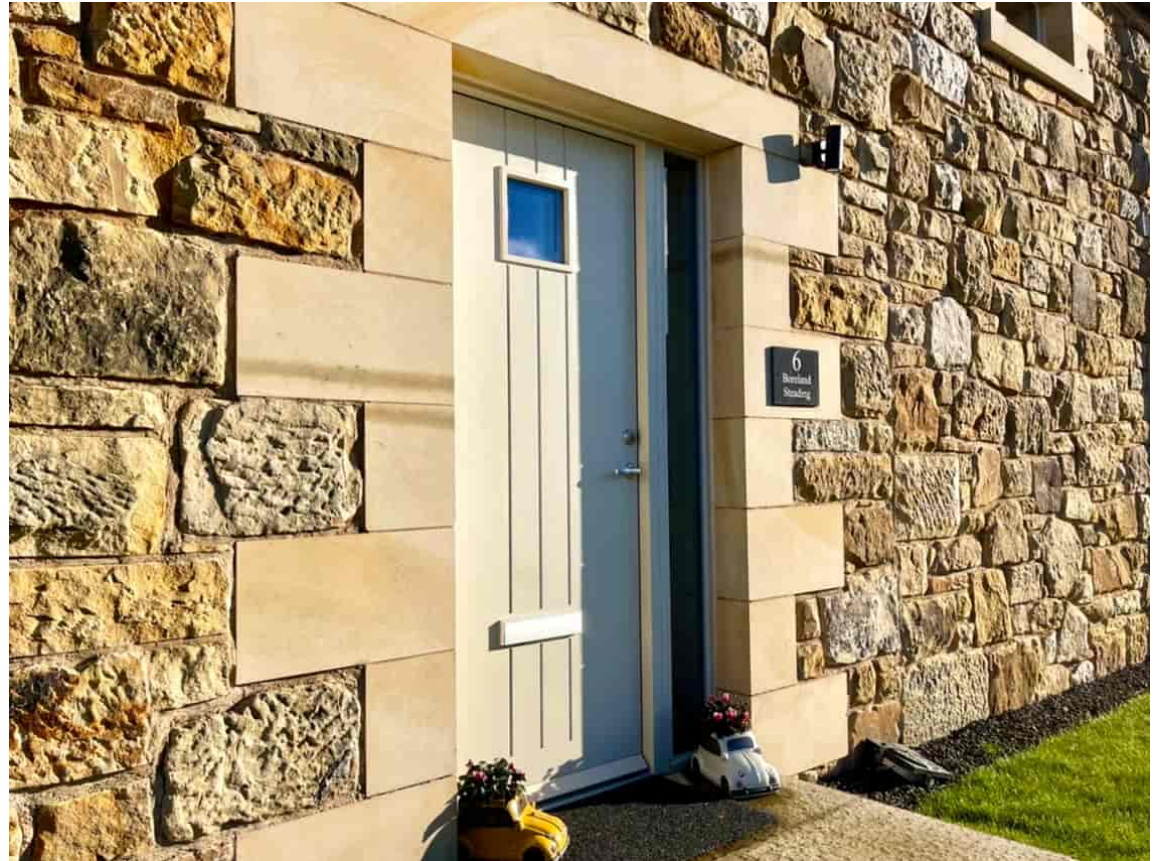
This beautifully presented End Terrace Steading Conversion is situated in a rural location, with stunning countryside views and is perfectly positioned for commuters.

The property offers luxury finishes throughout, excellent proportioned rooms and open plan living areas.

The accommodation comprises; Reception Hallway, Open Plan Breakfasting Kitchen/Dining Room/Sitting Room, Utility Room, Family Bathroom, Gallery Landing, Master Bedroom with En Suite Shower Room, Bedroom 2 and Family Shower Room.

Externally the property is set in attractive enclosed gardens, with Timber Clad Garden Room/Gym/Office, Workshop/Shed and private Mono Block Driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

A door to the front provides access into a spacious and bright hallway, with laminate flooring, high level window, downlighting and doors to the bathroom, utility room and two storage cupboards. There is open plan access to the sitting room/dining area/breakfasting kitchen and staircase to the upper level.

Sitting Room

An open plan sitting room with laminate flooring and windows to the side and rear.

Dining Area

Open plan to the sitting room is the dining area with laminate flooring, downlighting and bifold doors into the rear garden. The dining area provides open plan access into the breakfasting kitchen.

Breakfasting Kitchen

The luxury breakfasting kitchen is open plan to the dining area and comprises; storage units at base and wall levels with 'Silestone' worktops and complimentary splashback mirrored glass, feature breakfast bar with seating for two and additional storage, laminate flooring and downlighting. Fittings/Appliances include a sink and drainer with 'Franke' tap with instant boiling water, hot/cold water and filtered water, 'Neff' oven and microwave, induction hob, Extractor Fan, fridge freezer and 'Neff' integrated dishwasher. Additionally there is a door with glazed window panel to the rear into the garden, and doors to the utility room and open access into the reception hallway.

Utility Room

The Utility Room has additional storage units at base and wall levels, sink, downlighting, space and plumbing for a washing machine and tumble dryer and laminate flooring.

Bathroom

The downstairs bathroom comprises; oval freestanding bath, wall hung w.c, wall hung wash hand basin with storage, tiled flooring and complimentary splash back tiling. Additionally there is downlighting, a touch screen LED mirror and a heated towel rail

Upper Level

A carpeted staircase provides access to the upper level accommodation and a stunning gallery landing. The landing is carpeted, has two Velux windows to the front and downlighting. There are doors to the two double bedrooms and family shower room.

Master Bedroom

A large master bedroom with floor level windows to the front and rear, window to the side and two Velux windows to the rear. There is a large 4 door wardrobe with hanging space, drawers, internal mirror and lighting. Additionally, there is downlighting and carpeted flooring. A door provides access into the en suite shower room.

En Suite Shower Room

A contemporary en suite shower room comprising; wash hand basin with storage, w.c and large walk in shower. There is tiled flooring, contemporary splashback tiling, heated towel radiator, touch screen LED mirror, downlighting and triple frosted windows to the rear.

Bedroom 2

A second double bedroom with carpeted flooring and two Velux windows to the rear. A hatch provides access to the attic space.

Family Shower Room

The family shower room comprising; wall hung w.c, wash hand basin with storage, shower cubicle, touch screen LED mirror, tiled flooring and complimentary splash back tiling. Additionally there is downlighting and a heated towel rail.

Externally

The private mono-block driveway to the side provides parking for three cars. The garden to the front, is mainly laid to lawn, with plants, trees and shrubs, two patio areas and garden room/office/gym, shed/workshop and storage shed.

Garden Room/Office/Gym

A fantastic feature of this property is the cedar clad garden room with spacious decked area adjacent to the rear lawned garden. Currently used as a gym, this versatile space could be utilised in a number of ways and benefits from power, TV point, broadband booster and downlighting, French doors with glass side panels opening up onto the decking and two further glass panels to the side. Additionally, there is external downlighting and double outdoor power socket to the rear.

Workshop

The workshop has lined walls, 2 double power sockets and lighting.

Alarm

The property benefits from a security alarm system and two CCTV cameras.

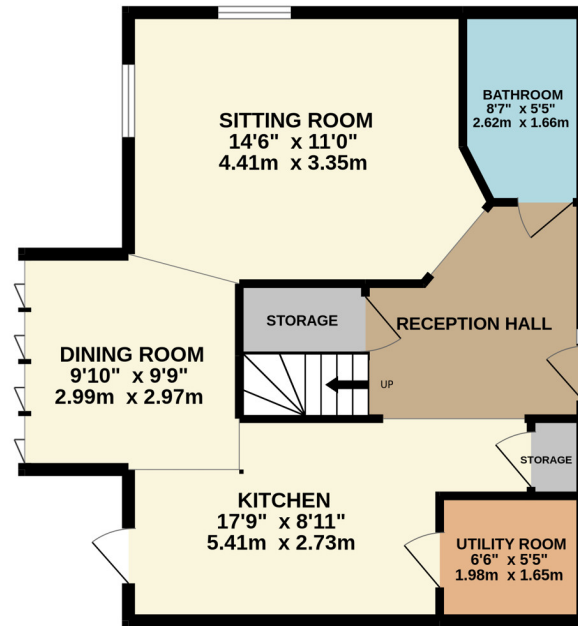
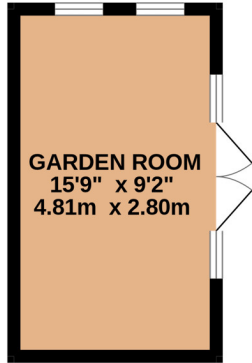
Heating

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

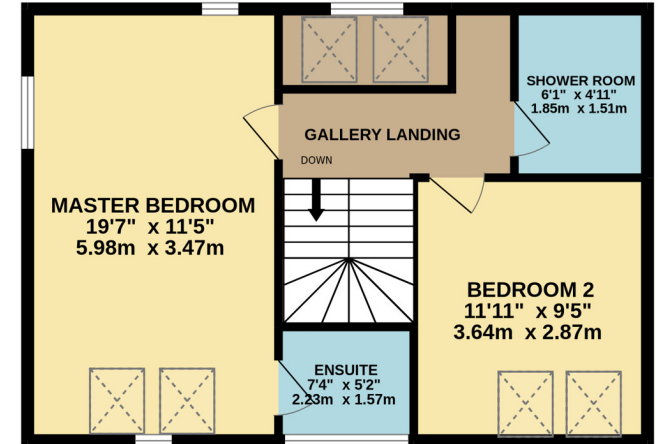
Drainage

There is a communal septic tank.

GROUND FLOOR



1ST FLOOR



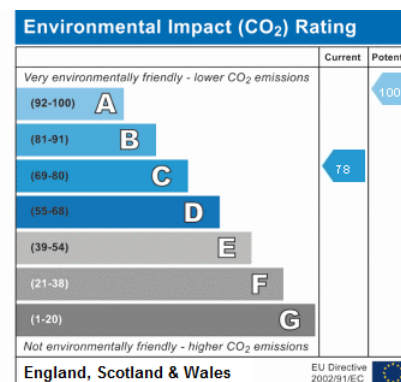
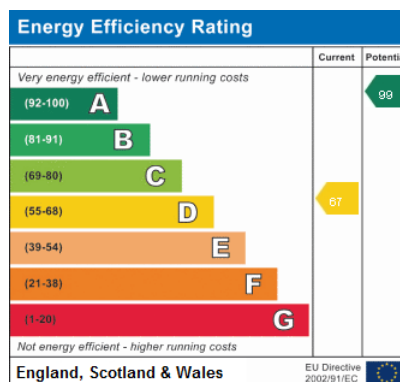
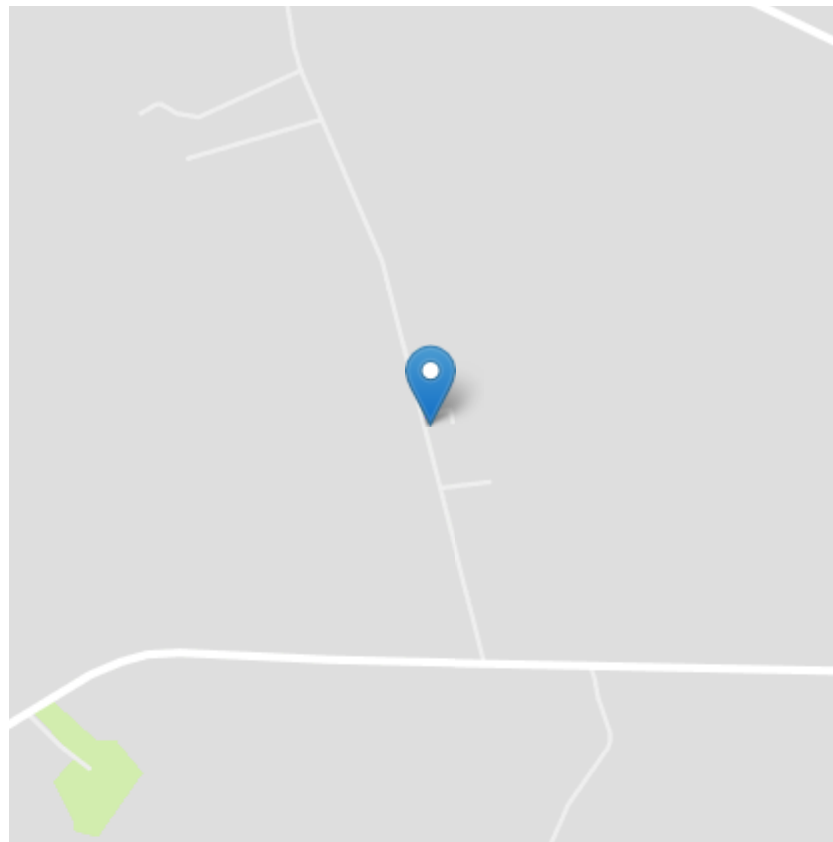
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2022





BORELAND STEADING, KINROSS-SHIRE - 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, cafes, bars 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



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

