

Burnside

17 Bishop Terrace, Kinnesswood,



Law Location Life

Burnside | 17 | Bishop Terrace | Kinnesswood |

With breathtaking views over Loch Leven, this Detached Family Home requires some modernisation, but offers a superb opportunity to acquire a substantial and flexible family home.

Set within beautiful grounds of approximately 0.3 acres, in the sought after village of Kinnesswood, the accommodation comprises;

Ground Floor - Entrance Vestibule, Reception Hallway, 3 Double Bedrooms & Family Bathroom.

First Floor - Large Sitting/Dining Room with Balcony, Dining Room/Bedroom 5, Dining Kitchen, Utility Room, WC Room & Master Bedroom (En Suite Wet Room).

The property further benefits from an integral double garage, large driveway and gardens to the front, sides and rear.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is a door providing access into the reception hallway.

Reception Hallway

The reception hallway provides access to 2 bedrooms, family bathroom, integral double garage and staircase with two windows to the rear, up to the upper level.

Bedroom 2

A double bedroom with window to the side.

Bedroom 3

A double bedroom with built in wardrobes and window to the front with views over the garden and towards Loch Leven.

Bedroom 4

A further bedroom with window to the front, again with stunning views towards Loch Leven.

Family Bathroom

The tiled family bathroom comprises; bath, pedestal wash hand basin, wc, shower cubicle with 'Mira' shower and window to the rear.

Upper Level

The upper level landing provides access to the large sitting/dining room, dining room/bedroom 5, dining kitchen, master bedroom and storage two storage cupboards.

Sitting/Dining Room & Balcony

A magnificent reception room with breath-taking views across Loch Level. There is a feature brick fireplace with wood burning stove and patio doors to the rear into the garden. Sliding doors with adjoining windows to the front, provide access onto the balcony. The balcony has an awning and glass balustrade.

Dining Room/Bedroom 5

A further formal reception room with window to the front, overlooking Loch Leven. This room could be utilised as a fifth bedroom.

Dining Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling and sink

and drainer. Fitted appliances include an induction hob, extractor fan and fitted oven. There is space for other appliances and a dining table. There is a window to the rear and door to the utility room.

Utility Room

The utility room has storage units at base and wall levels, worktop, stainless steel sink and drainer and space for a washing machine and tumble dryer. There is a window to the side and doors to the rear into the garden and further door providing access to the wc room.

WC Room

The wc room comprises; wc and pedestal wash hand basin. There is a window to the side.

Master Bedroom

The master bedroom has a window to the front, again with breath-taking views, fitted wardrobes and door to the en suite wet room.

En Suite Wet Room

A modern wet room with attractive tiling which comprises; wc, pedestal wash hand basin, walk in shower with 'Aqualisa' shower and chrome towel radiator.

Gardens

Set in 0.3 acres of mature, attractive gardens, predominantly laid to lawn, with an array of trees, plants and flowers. There is a vegetable patch, green house and patio area, perfect for outdoor dining.

Double Garage

The property benefits from an integral double garage with two electric doors to the front, power and light.

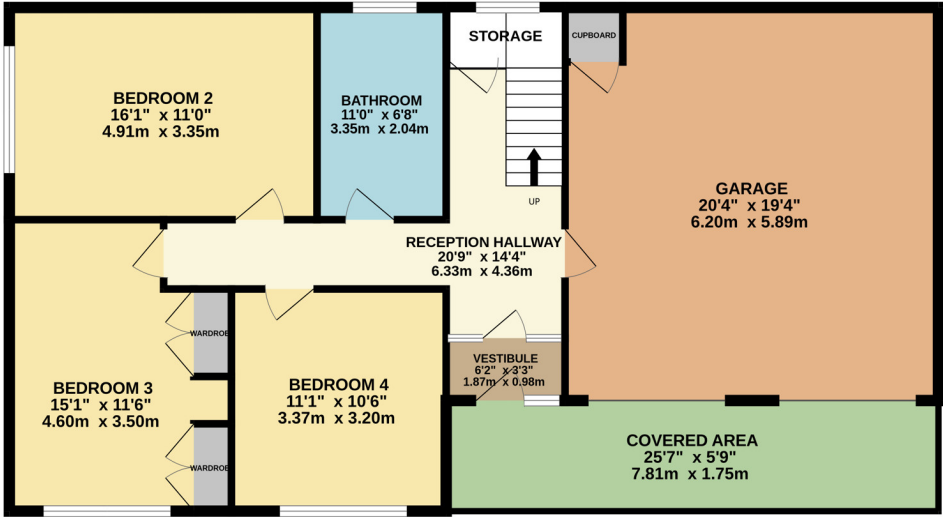
Driveway

There is a large driveway to the front of the property.

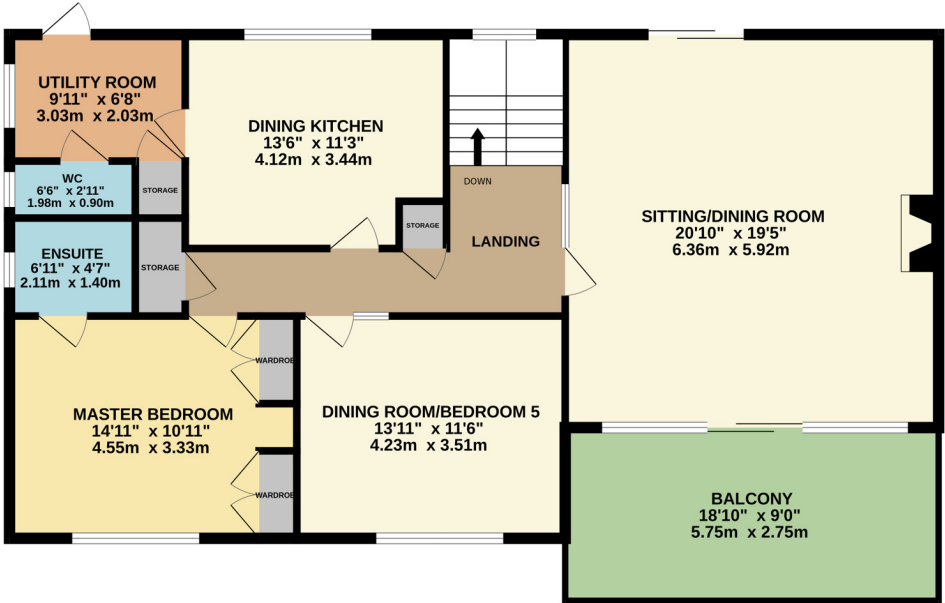
Heating & Solar Panels

Oil Central Heating. The property also has solar panels, but they are not in a working condition.

GROUND FLOOR



1ST FLOOR



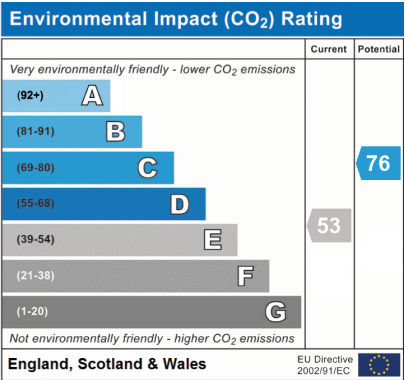
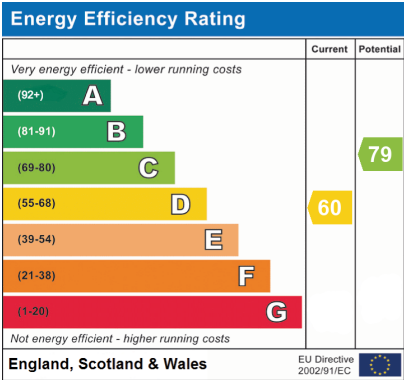
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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BISHOP TERRACE, - A BETTER PLACE TO LIVE

Kinnesswood is situated in Kinross-shire and is a beautiful village set below Bishop Hill and overlooking Loch Leven. The village is home to the Michael Bruce Way, a delightful walk, and boasts a nine-hole golf course and some lovely buildings dating from the 18th and 19thCenturies, it has a primary school, local shop and garage. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools, including Dollar Academy, is within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike.



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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.

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