

2 West Bowhouse, By Scotlandwell, Kinross-shire



Law Location Life

2 | West Bowhouse | By Scotlandwell | Kinross-shire

A Magnificent Country House forming part of a prestigious small steading development, beautifully presented to a most exacting specification and enjoying uninterrupted aspects over the surrounding Fife countryside. With stunning views to the South towards Loch Leven, with its renowned Nature Reserve and Heritage Trail, the property is ideally located for nature lovers and has superb commuter links nearby.

The spacious and flexible accommodation extends to over 2,800 square feet and comprises; Reception Hallway, Lounge, Family Room, Kitchen, Dining Room, Utility Room and downstairs Shower Room. The upper level has an outstanding Master Bedroom with En Suite Bathroom, Double Guest Bedroom with En Suite Bathroom, 3 further Double Bedrooms, Family Bathroom and Floored Attic.

Externally there are gardens to the front and rear, integral single garage and parking for several vehicles within the grounds. The area is a haven for nature lovers with local wildlife including red squirrels, woodpeckers, migrating geese and even deer roaming in the land to the front of the property. There are many equestrian facilities nearby and racehorses can be seen exercising in the fields opposite. The property is situated a few miles from the Scottish Gliding Centre and gliders can frequently be seen overhead.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the welcoming reception hallway which provides access to the lounge, family room, Kitchen/dining room, 2 storage cupboards, shower room and the staircase to the upper level. There is timber flooring in the reception hallway, lounge and kitchen/dining room.

Lounge

The exceptionally large lounge is a spacious reception room with a dual aspect including outstanding views to the front. There are two windows to the side, windows to the front and surround sound system.

Family Room

The Family Room to the rear could be utilised in a number of ways, such as a downstairs bedroom with the adjacent shower room. There are two windows to the side, fireplace with electric fire, surround sound system and wall mounted TV, which is included in the sale price.

Kitchen & Dining Room

This kitchen and flexible living/dining space enjoys both North and South facing countryside aspects. The Kitchen is fitted with wall-mounted and floor standing units with a granite worktop. The integrated Siemens appliances include a combi microwave, an oven, an induction hob, a dishwasher, American style fridge freezer and wall mounted TV (all included in the sale price). There is ample space for large dining furniture, windows to the front and rear and door to the utility room.

Utility Room

The utility room has additional storage units, worktops, stainless steel sink and drainer, spaces and plumbing for appliances, clothes pulley and a door to the rear garden.

Shower Room

Accessed from the reception hallway the downstairs shower room is tiled with wc, wash hand basin, shower, towel radiator and window to the side.

Upper Level Landing

Upstairs gives access to 5 bedrooms, storage cupboard and family bathroom. There is also a hatch to the floored attic space.

Master Bedroom

Outstanding large master bedroom with superb countryside views to the front. There are quadruple fitted wardrobes, further windows to the side, sitting area, wall mounted TV (included in the sale price) and door to the en suite bathroom.

En Suite Bathroom

A fully tiled en suite bathroom comprising; his and her wash hand basins, walk in shower, wc, bath and towel radiator. There is a Velux window to the front.

Guest Bedroom

A double guest bedroom with window to the side, fitted double wardrobes and door to the ensuite bathroom.

Guest En Suite Bathroom

The fully tiled en suite bathroom has a shower cubicle, wc, wash hand basin, bath, towel radiator and Velux window to the side.

Bedroom 3

A double bedroom with fitted wardrobes and window to the front.

Bedroom 4

A further double bedroom with window to the rear and fitted wardrobe.

Bedroom 5

A fifth double bedroom with window to the rear, currently used as a study.

Family Bathroom

The family bathroom is fully tiled and comprises; walk in shower, bath, wash hand basin, wc and towel radiator. There is a window to the front.

Gardens and Grounds

The property has a well-proportioned garden to the rear laid to grass with maturing beds and borders. There is an additional decked area ideal for outside entertaining. There are spaces for parking to front and rear.

Garage

There is a single garage with an electric door.

Heating

Heating is by LPG Gas with radiators throughout the property.

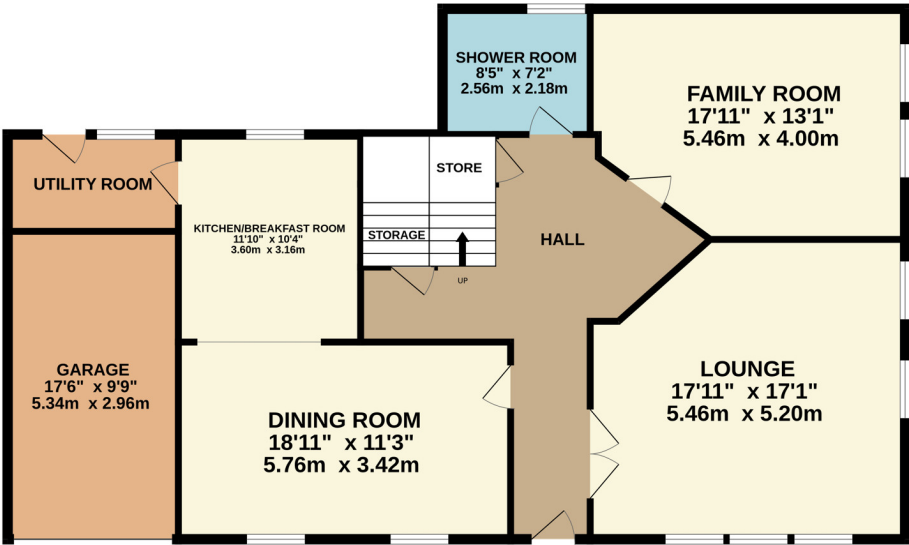
Extras

Integrated appliances and fitted floorcoverings will be included. Some furniture may be available to purchase by separate negotiation.

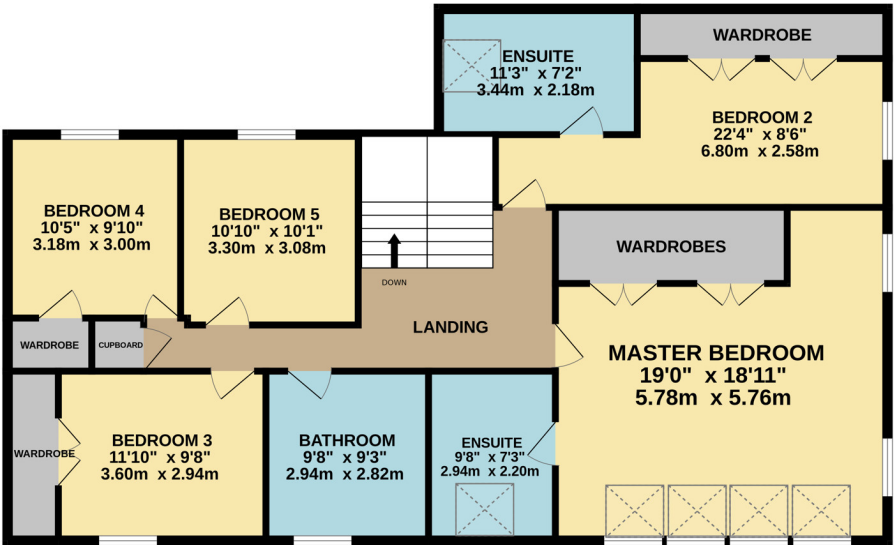
Directions

Exiting north on the M90 at Junction 5 take the B9097 signposted to Glenrothes. Follow the signs to Scotlandwell, (B9097 and then B920) and in Scotlandwell take the A911 signposted to Leslie. West Bowhouse is approx. 1 mile outside the village on the left hand side.

GROUND FLOOR



1ST FLOOR



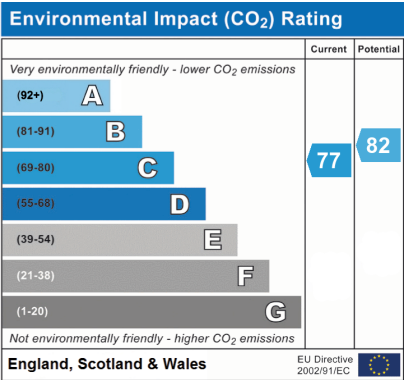
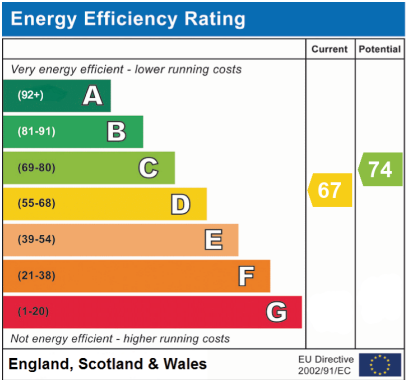
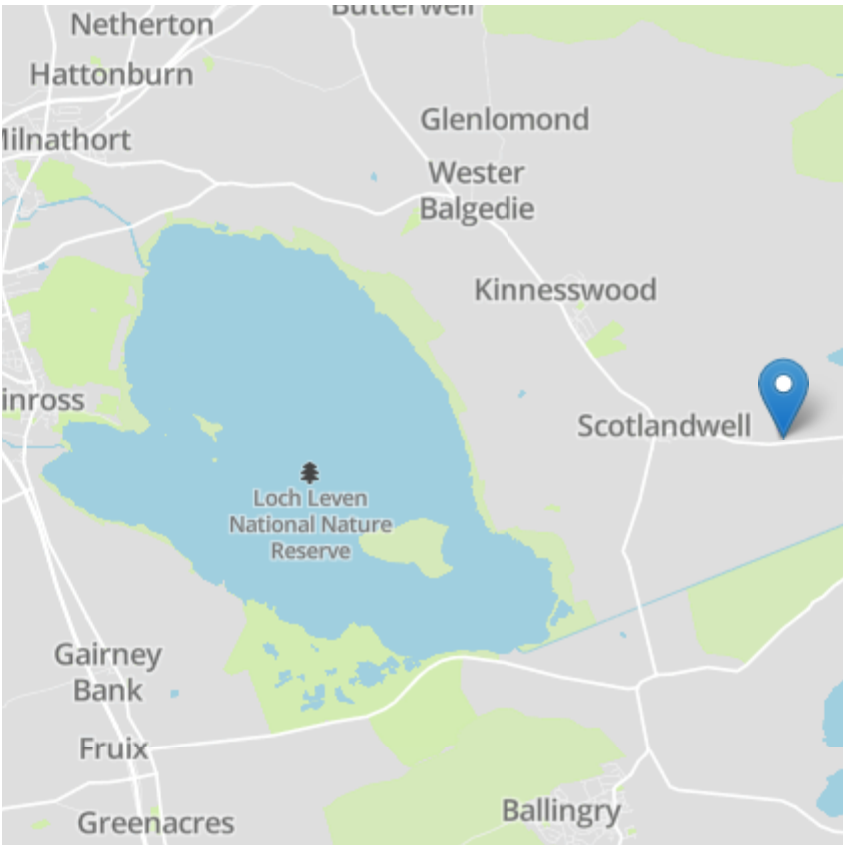
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Scotlandwell is a small village some 5 miles from the towns of Kinross and Milnathort. Primary schooling can be found in Kinnesswood with highly regarded Kinross High School having a regular bus service link. Private education is available at Dollar Academy or Kilgraston and there are a number of other schools nearby. As well as its countryside walks and leisure activities the area is renowned for its excellent golf courses and other leisure activities include fishing at Loch Leven and nearby RSPB Vane Farm is open all year round. The M90 motorway provides excellent links throughout East-Central Scotland and Edinburgh Airport is approximately 30 minutes' drive away.



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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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