

Borrowdale, Keltybridge



Law Location Life

Borrowdale | Keltybridge

A recently renovated Detached Bungalow enjoying open countryside views, quietly positioned within the sought-after village of Keltybridge. This impressive home has been upgraded throughout, creating spacious and versatile family accommodation.

The property offers generous proportions combining modern comfort with a bright and airy feel and comprises; Reception Hallway, Sitting Room, Large Kitchen/Dining/Family Room, Utility Room, Master Bedroom (En Suite Shower Room), 3 further Double Bedrooms and Family Bathroom.

Externally the property is complemented by gardens to both the front and rear, offering outdoor space to relax, entertain or enjoy the peaceful village setting, with the additional benefits of a detached double garage and driveway. Furthermore, there is also a plot of land with planning permission for a 4 bedroom bungalow to the front of the property, which is also available for purchase by separate negotiation.

Set within a quiet location yet within easy reach of local amenities and transport links, this exceptional bungalow combines countryside living with modern convenience and must be viewed to be fully appreciated.





Accommodation

Reception Hallway

Entry is from the front into the tiled reception hallway. There are doors providing access to the sitting room, kitchen/dining/family room, 4 double bedrooms, family bathroom, 2 storage cupboards and hatch to the attic space.

Sitting Room

A large formal reception room with carpeted flooring and windows to the front and sides. There are double doors providing access into the kitchen/dining/family room.

Kitchen/Dining/Family Room

A magnificent open plan room with contemporary kitchen storage units, worktops, ceramic Belfast sink and large feature kitchen island with seating for 8 with additional storage. Fitted appliances include electric hob, double oven, integrated fridge/freezer and dishwasher. There is tiled flooring and door providing access into the utility room.

Utility Room

The utility room has additional storage units, sink and spaces and plumbing for appliances. There is a storage cupboard, tiled flooring and door with adjoining window to the rear garden.

Master Bedroom

The master bedroom is carpeted with window to the front and door to the en suite shower room.

En Suite Shower Room

The tiled en suite shower room comprises; walk in shower, wall hung 'his and hers' wash hand basins with storage, wc, towel radiator and window to the side.

Bedroom 2

A large double bedroom with carpeted flooring and window to the side.

Bedroom 3

A further double bedroom with carpeted flooring and window to the front.

Bedroom 4

The fourth double bedroom has carpeted flooring, fitted wardrobe and window to the front.

Family Bathroom

The tiled family bathroom comprises; wc, wash hand basin with storage, freestanding bath with shower attachment, towel radiator and window to the rear.

Gardens

There are gardens to the front and rear. The rear facing garden is West facing with patio area and raised lawn area. The front garden is predominantly tarmac, allowing for a larger driveway if required.

Detached Double Garage & Driveway

The detached double garage has 2 up and over doors to the front, with 2 windows, additional door to the side, power and light. There is a tarmac driveway to the front and the side, allowing for 4+ vehicles. The property is enclosed with electric gated entrance.

Heating

Gas central heating.

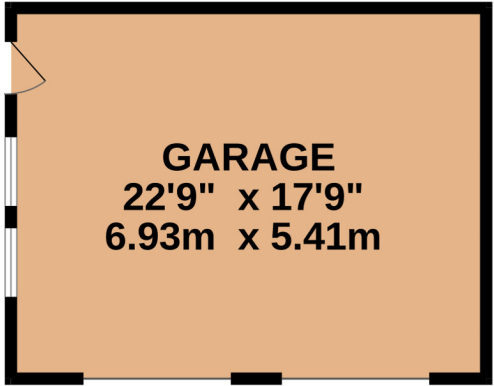
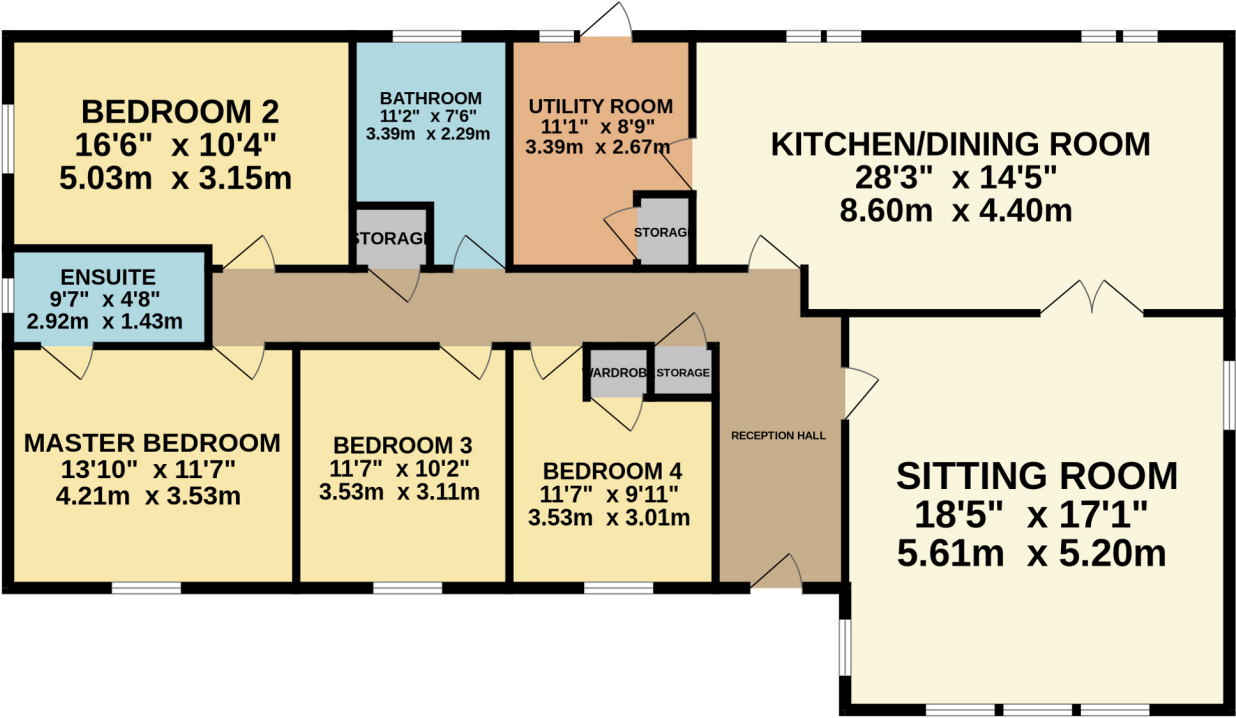
Solar Panels

There are solar water heating panels on the roof. See home report for more information.

Plot

A plot to the front of the property with planning permission for a 4 Bedroom Detached Bungalow, can also be purchased, by separate negotiation.

GROUND 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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BORROWDALE, KELTYBRIDGE - A BETTER PLACE TO LIVE

Keltybridge is a small village on the edge of Fife, conveniently situated for access to the M90 Motorway, the perfect combination for rural living and easy commuting. There are train stations in nearby Cowdenbeath and Dunfermline, with a 'Park & Ride' service in the nearby town of Kinross. Kinross also offers a good range of shops, restaurants, cafes, coffee shops and other facilities. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	76
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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

