

8 Boreland Steading Cleish, Kinross-shire



Law Location Life

8 Boreland Steading | Cleish, Kinross-shire

An exceptional End 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 and quality finishes throughout.

The accommodation comprises; Entrance Hallway, Open Plan Sitting Room, Dining Room and Dining Kitchen, Utility Room, W.C Room, Gallery Landing, 2 Double Bedrooms, En-suite Shower Room and Family Bathroom.

Externally, the property enjoys views towards the west to Clackmannanshire and east towards the hills surrounding Loch Leven. There are gardens to the front, side and rear, with patio areas and lawn.

The property further benefits from a mono-block driveway, LPG central heating with Heatmiser Neo Multi Zone Smart Heating, electric blinds 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 herringbone effect laminate flooring, high level window, downlighting and doors to the w.c room, storage cupboard, sitting room and dining kitchen. Rising to the upper level is the staircase with gallery landing, which is a fantastic feature of this property.

Sitting Room

Double doors lead through to an open plan sitting room with herringbone effect laminate flooring, patio doors with large side windows, downlighting, electric blinds and window to the front.

Dining Area

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

Dining Kitchen

The luxury dining kitchen is open plan to the dining area and comprises; storage units at base and wall levels with 'Silestone' worktops and complimentary splashback tiling, feature kitchen island with breakfast bar seating for four and additional storage, herringbone effect laminate flooring and downlighting. Fittings/Appliances include a undermount stainless steel sink with 'Quooker' tap, 'Siemens' combination oven and induction hob, 'CDA' Ceiling Extractor Fan, 'Hotpoint' fridge freezer and 'Siemens' integrated dishwasher. The storage units include pan drawers and an integrated recycling bin storage. Additionally there is a door with glazed window panel to the rear into the garden, and doors to the utility room and hallway.

Utility Room

The Utility Room has additional storage units at base and wall levels, stainless steel sink and drainer, downlighting, 'Hotpoint' washer/dryer* and herringbone effect laminate flooring.

W.C Room

A large w.c room comprising; w.c, wall hung wash hand basin with storage, mirrored wall cabinet, wall hung storage unit, herringbone effect laminate flooring and frosted window to the front.

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, family bathroom and storage cupboard.

Master Bedroom

A large master bedroom with patio doors and Juliet Balcony with beautiful views of the countryside and beyond. There are two fitted double wardrobes with sliding doors, electric blinds, downlighting and carpeted flooring. A door provides access to the en suite shower room.

En Suite Shower Room

A contemporary en suite shower room comprising; w.c, sink with storage and large walk in shower with additional rain shower. There is tiled flooring with under floor heating, contemporary splashback tiling, heated towel radiator, downlighting and triple frosted windows to the rear.

Bedroom 2

A second double bedroom with carpeted flooring, window to the rear and two fitted wardrobes with matching storage draws. A hatch provides access to the attic space.

Family Bathroom

The family bathroom comprising oval bath and shower head, w.c, wash hand basin with storage, tiled flooring and complimentary splash back tiling. Additionally there is downlighting and a heated towel rail.

Externally

The mono-block driveway to the rear provides parking for two cars. The garden to the front, side and rear, is mainly laid to lawn, with plants, trees and shrubs, two patio areas and storage shed.

Additional Information

All electric blinds and light fittings are included in the sale.

Heating

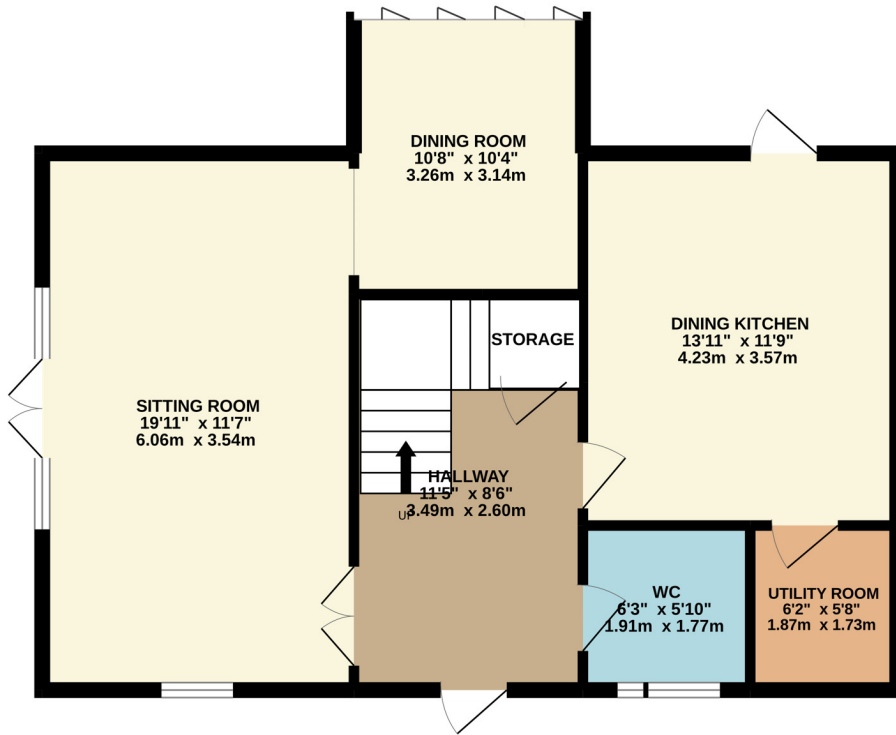
LPG central heating, via and external gas supply. The property benefits from 'Heatmiser' Neo Multi Zone Smart Heating, which you can control the heating and oven via a phone app. There is under floor heating in the downstairs rooms and en suite bathroom.

Drainage

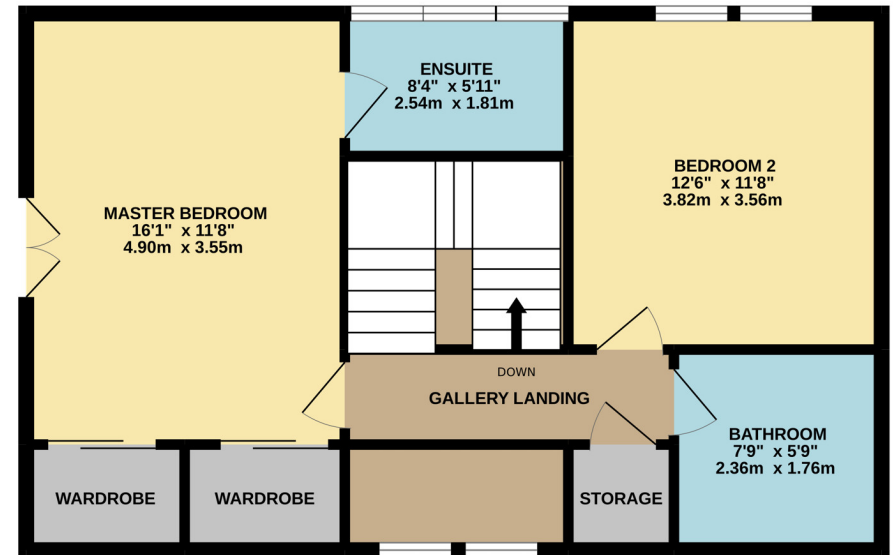
There is a communal septic tank.

* Please note that no warranties or guarantees are given or implied for items marked *

GROUND FLOOR



1ST FLOOR



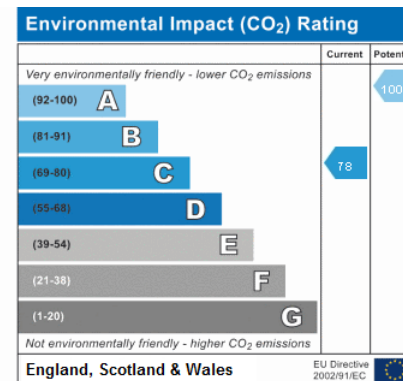
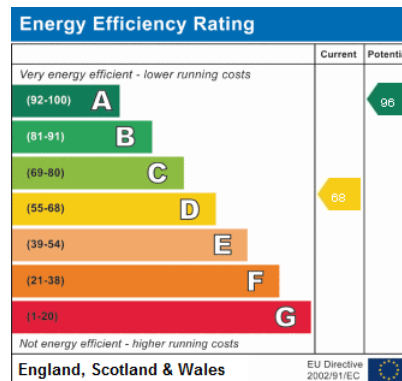
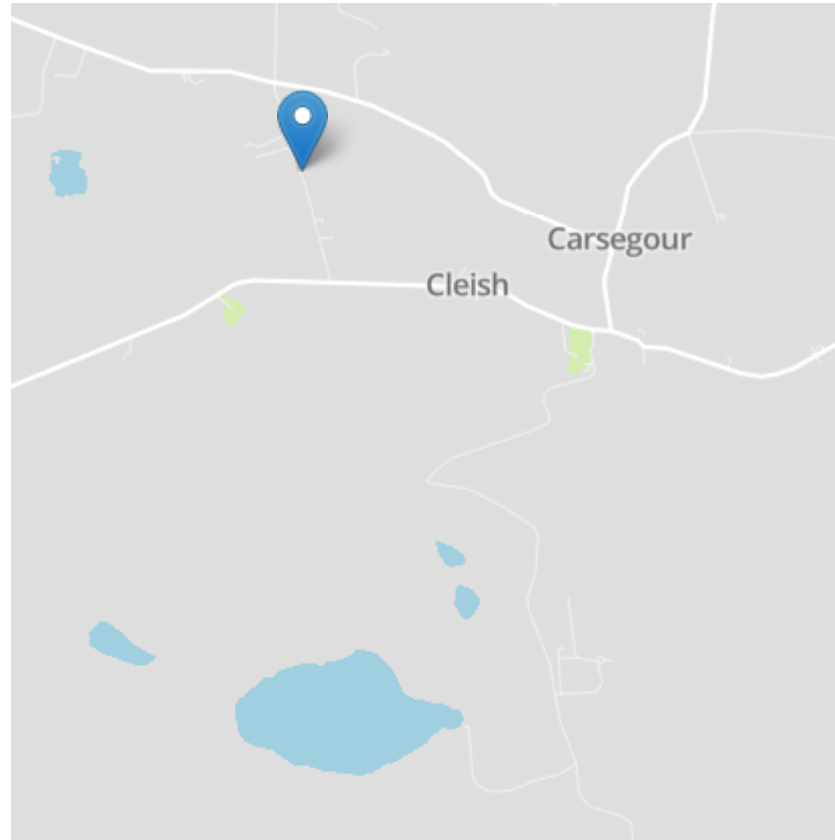
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





CLEISH, 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, 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.com.



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

