

Craigton Gardens, Cleish, Kinross-shire



Law Location Life

Craigton Gardens | Cleish | Kinross-shire

An immaculate Detached Bungalow, situated in a rural location with stunning countryside views. Set in around ½ an acre of private gardens the property has luxury fixtures and fittings throughout and offers spacious family accommodation. The property also offers further development potential (subject to planning permission)

The property comprises; Reception Hall, Sitting Room, Contemporary Open Plan Kitchen with adjacent Dining Area, Utility Room, Luxury Bathroom, 4 Double Bedrooms and En-Suite Shower Room.

Additionally, there are impressive and sizeable gardens, a gated entrance and large driveway with space for a garage (subject to planning permission) and LPG Central Heating.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entry

Entry is gained from the rear of the property into a covered porchway via doorway into the reception hallway.

Reception Hallway

A bright and welcoming reception hallway providing access to the sitting room, utility room, 4 bedrooms and family bathroom. There is also a fitted storage cupboard.

Sitting Room

The spacious Sitting room is a well presented room with windows to two sides. There is a focal point fireplace with multi-fuel burning stove and double doors to the dining kitchen and reception hallway.

Open Plan Kitchen & Dining Room

An excellent feature of the property, this luxury contemporary kitchen with adjacent dining room has attractive storage units at base and wall levels, complimentary worktops, ceramic sink and a breakfast bar with seating for three. There is an Aga with gas hob with extractor over, integrated dish washer and fridge freezer. The dining area has ample space for dining furniture. There are two windows to the side and French doors looking onto the surrounding open countryside giving direct access to the rear garden and a door to the Utility Room.

Utility Room

The utility room has luxury fitted storage units, worktop and attractive splashback tiling. There is plumbing for an automatic washing machine and space for tumble dryer. There is a window and door to the rear and doors providing access into the kitchen and reception hallway.

Family Bathroom

A stunning fully tiled family bathroom which comprises; Roll top bath with spray attachment, double shower cubicle, wc, fitted wash hand basin with storage. and heated towel rail. There is a window to the rear.

Master Bedroom

A double bedroom with window to the front and door into the en suite shower room.

En-Suite Shower Room

The en suite shower room comprises; WC, built-in wash hand basin with storage, and walk in double shower. There are two windows to the side.

Bedroom 2

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

Bedroom 3

A double bedroom with window to the rear.

Bedroom 4

A further double bedroom with window to the rear.

Loft

There is an extensive Loft with scope for conversion

Gardens

The property is set in around half an acre of private grounds adjacent to open countryside and within a gated entrance. The grounds are extensively lawned with numerous sitting areas, perfect for entertaining and outside dining etc.

Services and Development Potential

Details of the services are in the Home Report. The private drainage system was designed to have the capacity to facilitate a further property within these grounds. There is currently no consent for a further dwelling.

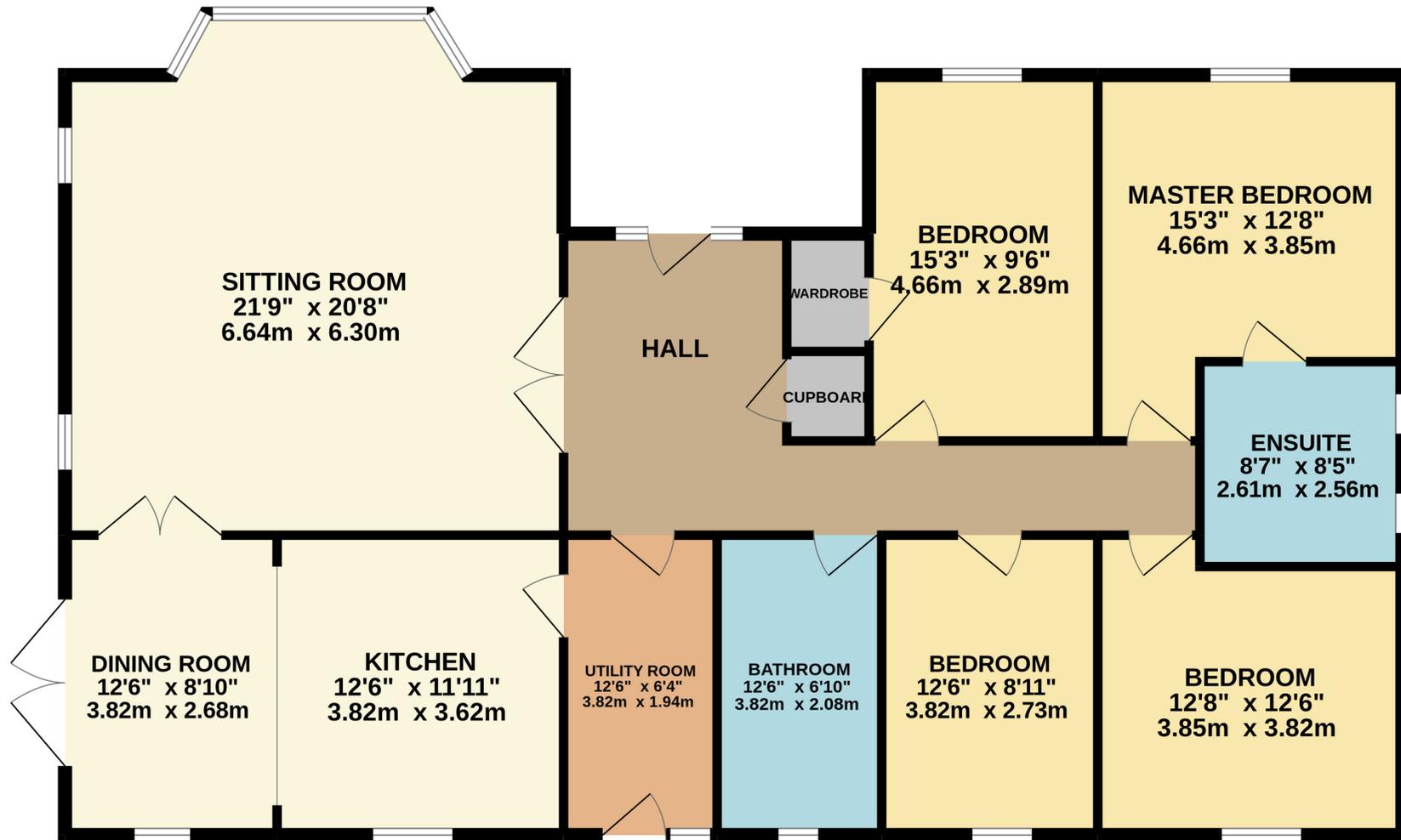
Extras

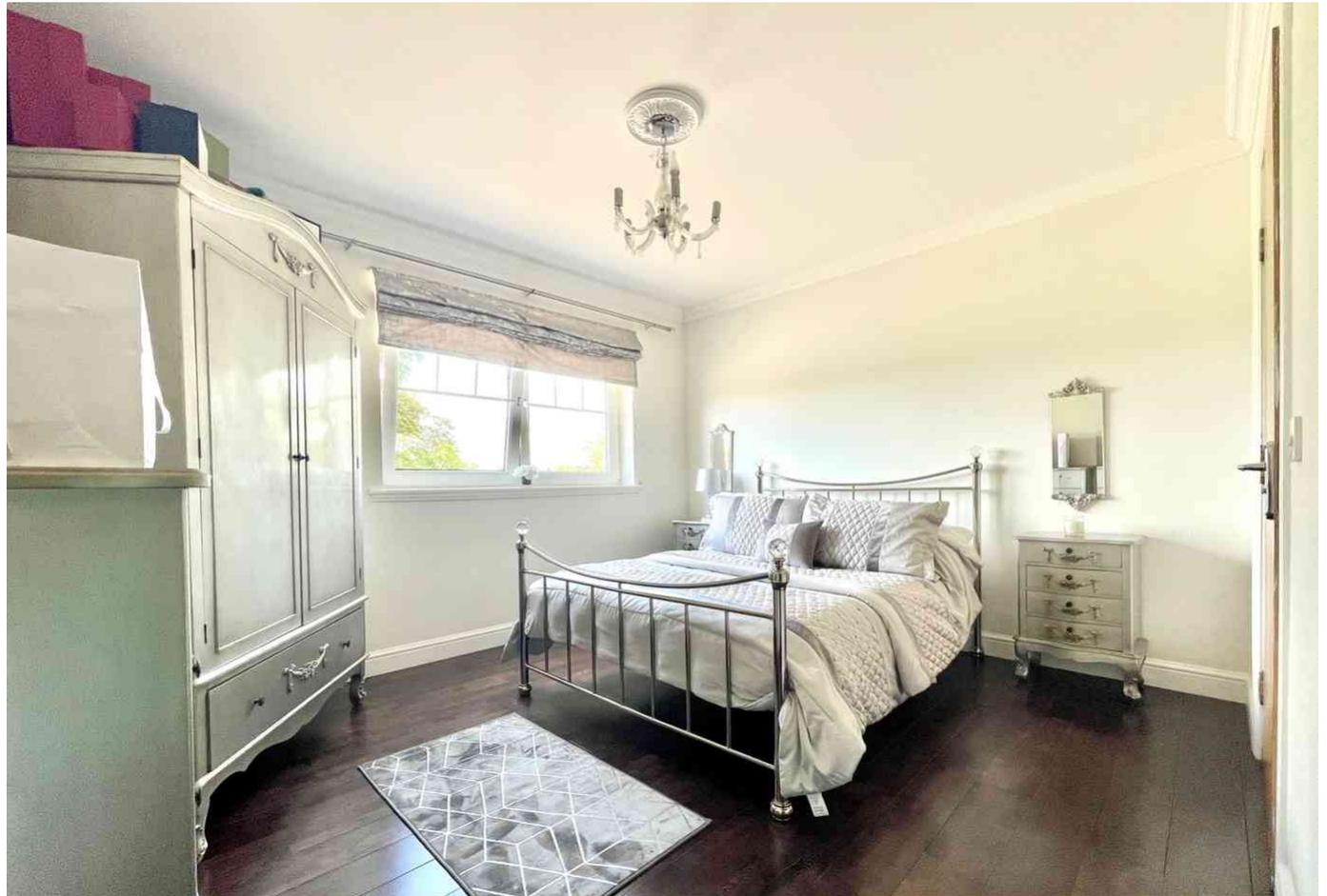
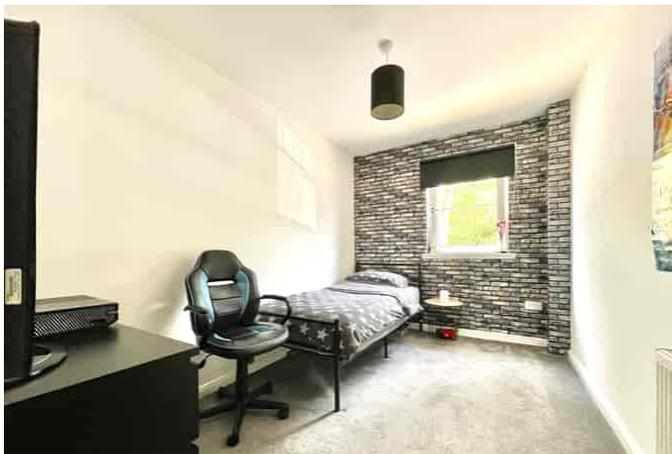
Fitted floorcoverings and integrated appliances will be included.

Travel directions

From Junction 5 (M.90) follow signs for Crook of Devon. After passing the sign for Cleish Village continue to follow the B9097 for approx ½ a mile and Craigton Gardens lies on the left.

GROUND FLOOR

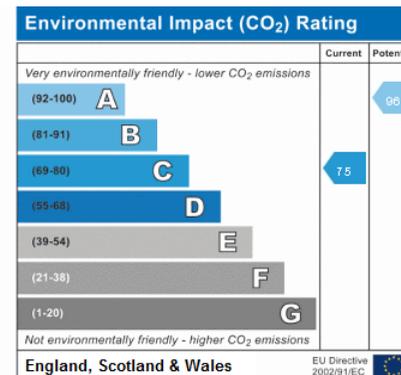
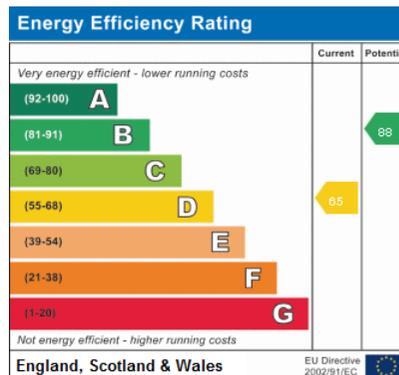






CRAIGTON GARDENS, KINROSS-SHIRE - A BETTER PLACE TO LIVE

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.cc



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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

