

# 9 Jamesfield, Scotlandwell



Law Location Life



## 9 | Jamesfield | Scotlandwell

Extended Semi Detached Bungalow situated in a peaceful cul-de-sac, enjoying countryside views towards Bishop Hill in the sought after village of Scotlandwell.

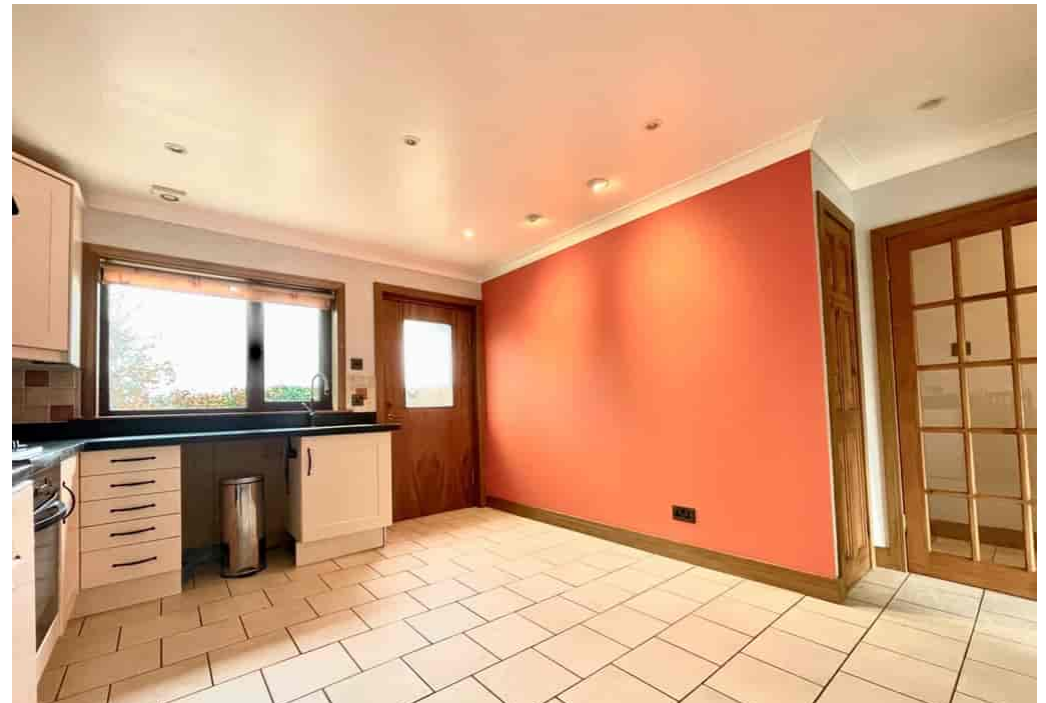
The property is well presented and offers good sized accommodation, but would benefit from some upgrading.

The accommodation comprises of; Sun Porch, Dining Kitchen, Sitting Room, 2 Bedrooms and Shower Room.

Externally the property benefits from a West facing rear garden, detached garage and large driveway.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Sun Porch

Entry is from the front into the sun porch. There is tiled flooring, windows to the side and door to the dining kitchen.

### Dining Kitchen

The dining kitchen has storage units at base and wall levels, 1 1/2 bowl sink and drainer, worktops and splash back tiling. Fitted appliances include an oven, gas hob and extractor fan. There is space for additional appliances, tiled flooring, storage cupboard and doors into the rear garden, sitting room and hallway.

### Sitting Room

A large reception room with feature wood burning stove, wood flooring and large window to the front.

### Hallway

The tiled hallway provides access to the 2 bedrooms, shower room and hatch to the partially floored attic space.

### Master Bedroom

A double bedroom with window to the front and wood flooring.

### Bedroom 2

A double bedroom with fitted wardrobes, wood flooring and patio doors to the rear into the garden.

### Shower Room

The shower room is tiled and comprises of; wc, built in wash hand basin with storage, walk in shower and electric chrome towel radiator.

### Heating

There is a Worcester Heatslave oil fired floor standing boiler located in the kitchen which supplies steel panel radiators and also provides domestic hot water.

### Gardens

The rear garden looks onto open farmland. There is a patio, lawned area and an array of mature trees, plants and shrubs. The front garden is laid to lawn, with flowers and shrubs.

### Garage & Driveway

The detached single garage has a door to the front, window to the side, power and light. The large driveway to the side of the property is chipped and could accommodate 3/4 vehicles.













# JAMESFIELD, SCOTLANDWELL - 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.



Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

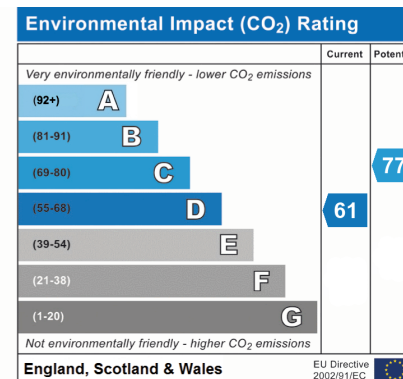
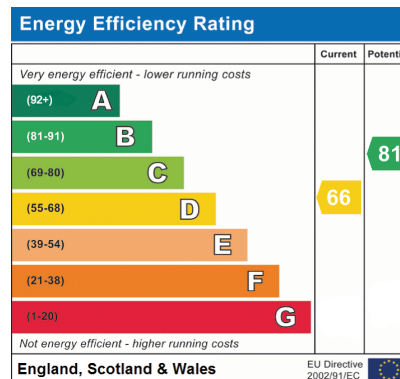
T: 01577 862405  
F: 01577 862829  
E: [property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)  
[www.andersons-kinross.co.uk](http://www.andersons-kinross.co.uk)

#### 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.



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