

2 Boreland Steading, Cleish



Law Location Life

2 | Boreland Steading | Cleish

Exceptional Luxury Detached Country House, situated on a large corner plot and enjoying stunning aspects over the surrounding Kinross-shire countryside. Forming part of an Exclusive small development, the property is located just a short drive from Kinross and commuter links to most of Central Scotland.

The spacious and flexible accommodation comprises;
Ground Floor - Reception Hallway with Feature Staircase, Sitting Room, Dining Room, Open Plan Breakfasting Kitchen/Family Room, Utility Room, WC Room & Cloakroom.

First Floor - Gallery Landing, Master Bedroom with Dressing Room & En Suite, Guest Bedroom (En Suite), Guest Suite (with Dressing Room/Nursery/Office & Gym), a further Double Bedroom and Large Family Bathroom.

Externally the property is set in attractive landscaped gardens and further benefits from an integral double garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into a spacious and bright reception hallway, there are doors to the sitting room, breakfasting kitchen/family room, wc room, cloakroom, 2 under stair storage cupboards and open access into the dining room. The feature oak staircase with glass balustrade rises to the upper level and there is oak flooring.

Sitting Room

A stunning reception room with fireplace and wood burning stove. There are 3 windows to the front, 2 to the side, 2 to the rear and carpeted flooring.

Dining Room

A formal dining room, open plan to the reception hallway with Bifold doors to the rear overlooking the garden, windows to the sides and oak flooring.

Breakfasting Kitchen/Family Room

A contemporary kitchen with storage units at base and wall levels, pan drawers and larder storage, work surfaces, stainless steel sink, kitchen island with seating for four with additional storage. Fitted 'Siemens' oven, warming drawer and microwave, integrated dishwasher, wine fridge, gas hob, extractor fan and American Fridge/Freezer. The breakfasting kitchen is open plan to the family room and has tiled flooring, Bifold doors to the rear into the garden and door into the utility room.

Utility Room

The utility room has storage at base and wall level, worktop, stainless steel sink and drainer, spaces and plumbing for a washing machine and tumble dryer and tiled flooring. There is a door to the rear into the garden and doors providing access into the pantry and integral double garage.

WC Room

The wc room is fully tiled and comprises; wall hung wash hand basin with storage, wc and window to the front.

Cloakroom

The cloakroom has oak flooring and window to the front.

First Floor Landing

The carpeted gallery landing has doors providing access to the master suite, guest bedroom, guest suite, bedroom 4, family bathroom and storage cupboard. Access to the loft is via the storage cupboard.

Master Bedroom

An opulent master bedroom which incorporates a dressing room and en suite shower room. There is carpeted flooring and windows to the side and front.

Dressing Room

The dressing room has fitted wardrobes and shelving and carpeted flooring.

En Suite Shower Room

The en suite shower room is fully tiled and comprises; walk in shower, wall hung wash hand basin with storage, wc, towel radiator, mirrored wall cabinet and window to the side.

Guest Bedroom

The guest bedroom has carpeted flooring, storage cupboard with sliding doors, window to the front and door providing access to the en suite shower room.

En Suite Shower Room

The guest en suite is fully tiled and comprises; shower cubicle, fitted wash hand basin and wc with storage, towel radiator and LED touch mirror.

Guest Suite

The guest suite has carpeted flooring, window to the rear, fitted double wardrobe and door providing access to the nursery/dressing room/office.

Nurse/Dressing Room/Office

Currently utilised as an office space, this room could be used as a nursery or dressing room. There is carpeted flooring Velux windows to the front and rear and door providing access into the gym.

Gym

This room is currently used as a gym, but could be utilised in a variety of ways. There are Velux windows to the front and rear, carpeted flooring and door with Juliette balcony to the side.

Bedroom 4

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

Family Bathroom

A large family bathroom which is fully tiled and comprises; walk in shower, wall hung wash hand basin, wc, freestanding oval bath, LED touch mirror and towel radiator. There are 2 windows to the front.

Gardens

The enclosed rear garden is landscaped, predominantly laid to lawn, with flower borders of trees, plants and flowers. There is a large patio, raised deck with pergola, summer house with decking area and timber shed. The front garden is laid to lawn.

Integral Double Garage

The large integral double garage has lighting, power and electric remote controlled door. There are two windows to the rear and door into the utility room.

Driveway

The Monoblock driveway to the front can accommodate 4 vehicles.

Heating

LPG heating, with underfloor heating at ground level.

Drainage

See Home Report

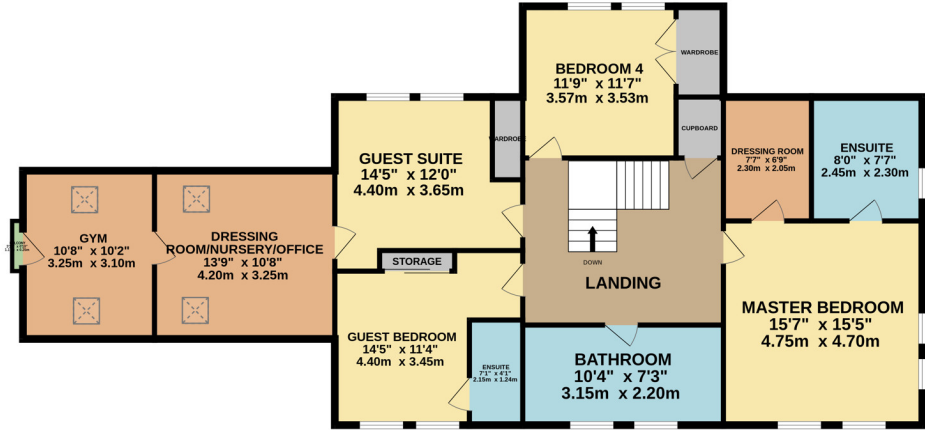
Extras

Blinds, light fittings (including the chandelier and the shades) and American fridge freezer.

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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BORELAND STEADING, CLEISH - 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



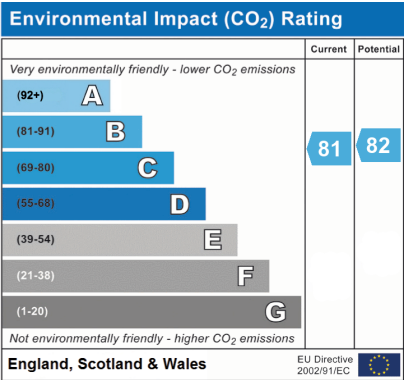
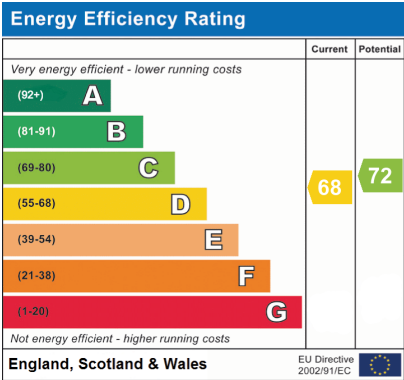
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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.



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