

# 1 Goudierannet Steading Kinross



Law Location Life



# 1 Goudierannet Steading | Kinross

Luxury Steading Conversion situated in an attractive rural setting, enjoying spectacular Countryside Views and conveniently located within easy access of the M90 motorway. The property is beautifully presented and has been completed to a high specification throughout with high quality finishes.

The spacious and well-appointed accommodation currently comprises; Large Reception Hallway with French Doors to the Rear Garden, Open Plan Kitchen/Dining Room (with French Doors), Utility Room, 3 downstairs double Bedrooms with Jack & Jill En Suite and Family Bathroom with Sauna. On the Upper Level Landing there is a Study Area, Stunning Sitting Room with French Doors to a large Balcony, further Reception Room/Bedroom 5, WC Room and Master Suite with Dressing Room and En Suite Shower Room.

Additionally there is a substantial rear West facing garden, with open countryside views, double garage, driveway parking and an oil central heating system.

Viewing is strictly by appointment through the selling agents.





## Accommodation

### Reception Hallway

A large reception hallway with wood flooring, French doors to the rear into the garden, doors to the open plan kitchen/dining room and under stair storage cupboard and staircase to the upper level. There is open access into the inner hallway.

### Open Plan Kitchen/Dining Room

The heart of this home is the substantial open plan kitchen/dining room. The kitchen has storage units at base levels, worktops, splash back tiling and 1 1/2 bowl sink and drainer. A large kitchen island has seating for 4 with additional storage and 'Country Chef Belling Range' with 8 burner gas hob and extractor fan. Fitted appliances include a dishwasher, with space for an American fridge freezer. Additionally there is a large breakfast bar with storage, tiled flooring, window to the rear and 3 windows to the front. The dining area has wood flooring and French doors providing access onto the sun deck in the rear garden.

### Utility Room

The utility room has tiled flooring, storage units, Belfast sink and space and plumbing for a washing machine and tumble dryer. There is a window to the side, door to the rear into the garden and cupboard housing the water cylinder and water/heating controls with additional storage.

### Inner Hallway

The inner hallway is accessed via the reception hallway and has wood flooring, 2 storage cupboards (one housing the underfloor heating manifold and controls) and doors to 3 bedrooms and family bathroom.

### Bedroom 2

A double bedroom with carpeted flooring, fitted wardrobe with sliding mirrored doors, window to the rear with countryside views and door to the Jack & Jill En suite.

### Bedroom 3

A double bedroom with carpeted flooring, window to the rear with countryside views, fitted wardrobe with sliding mirrored doors and door to the Jack & Jill En suite.

### Jack & Jill En Suite

The en suite is tiled, with window to the rear, shower and built in wash hand basin with storage.

### Bedroom 4

A further double bedroom with carpeted flooring, window to the front and storage cupboard/wardrobe.

### Family Bathroom

The family bathroom is tiled with bath, wc, pedestal wash hand basin, shower and 'Finnolme' Sauna. There is a window to the front.

### Upper Level

A carpeted staircase provides access to the spacious upper level landing. There is carpeted flooring, study area, doors to the sitting room, wc room, further reception room/bedroom 5 and the master suite. There are Velux windows to the front and rear.

### Sitting Room

A magnificent reception room with carpeted flooring, high ceiling, wood burning stove, Velux windows to the front and side and French doors to the balcony.

### Balcony

A large tiled balcony with breathtaking countryside views.

### Reception Room/Bedroom 5

A carpeted room currently utilised as a TV Room, but could be used as a 5th double bedroom. There are windows to the rear, with Velux windows above and door to a large storage room.

### WC Room

The wc room has vinyl flooring, wc and built in wash hand basin with storage. There is a Velux window to the front.

### Master Suite

The impressive master suite has carpeted flooring, window to the rear with Velux window above, 3 further Velux windows to the front and doors to the dressing room and en suite shower room.

### Dressing Room

The dressing room is carpeted with Velux window to the rear. There are fitted rails and shelving.

### En Suite Shower Room

The tiled en suite shower room has a wc, 'his and hers' built in wash hand basins with storage, shower and chrome towel radiator.

### Garden

The property has a large enclosed West facing rear garden. Predominantly laid to lawn, there are stunning open countryside views, a green house and sun deck.

### Garage

There is a double garage with up and over door to the front, power, light and electric vehicle charging point.

### Parking

The property has a driveway to the side of the property, with additional parking in front of the garage.

### Extras

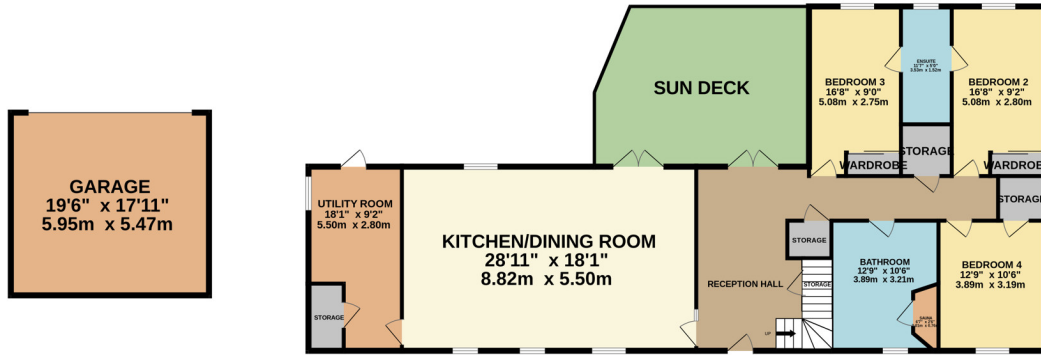
With exception to the front and back doors, the Jack & Jill en suite shower room, family bathroom and utility room, all other windows and patio doors have fitted blinds.

### Directions

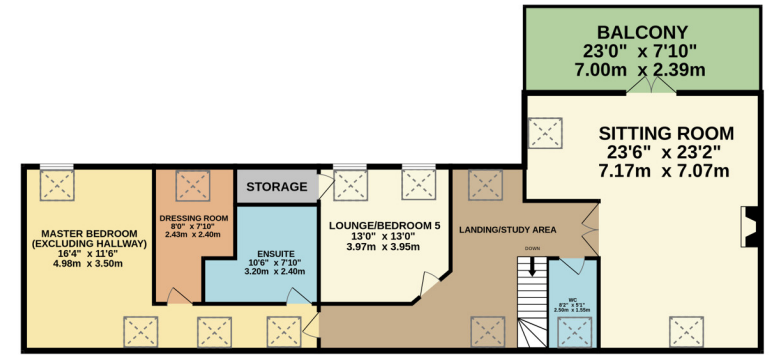
Travelling North on the M90, exit the motorway at Junction 5, signposted for Crook of Devon/B9097. At the top of the slip way, take a right hand turn, crossing the motorway. At the T Junction, make a left turn, signposted for Scotlandwell/Glenrothes/Kinross. Continue on the B996 for approximately 2 miles, before making a left hand turn at the signpost for Cleish. After passing under the motorway, make the first left turn onto a private farm road. Passing the cottages on your left, bear right along the road, continuing on until you reach a fork. 1 Goudierannet Steading sits on the left of the courtyard.



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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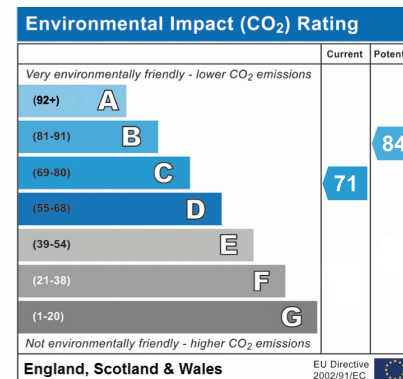
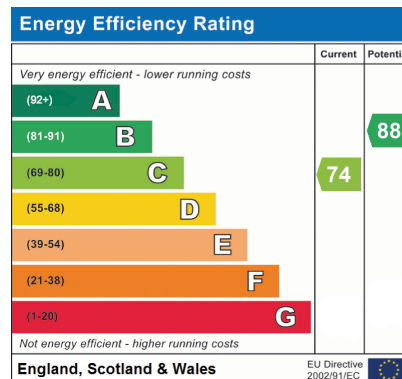
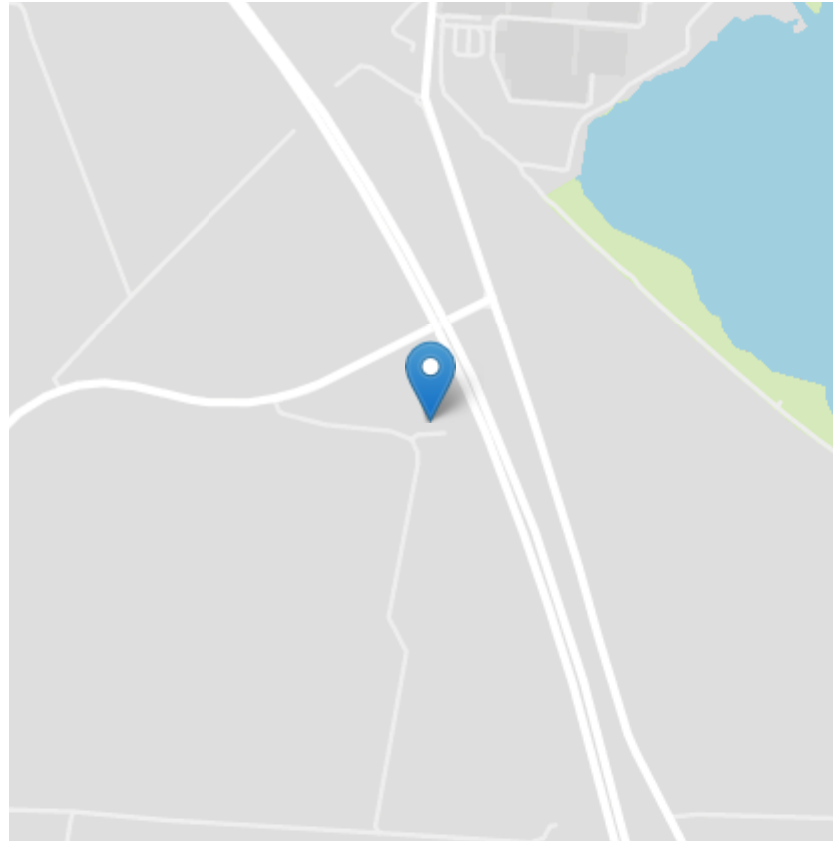






# KINROSS - A BETTER PLACE TO LIVE

The sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to 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, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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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

