

# 3 WOOD OF COLDRAIN STEADING

Coldrain, Kinross, KY13 0QS



**Thorntons**   
The right way to move

# WELCOME TO 3 WOOD OF COLDRAIN STEADING

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3 Wood of Coldrain Steading

Forming part of an exclusive steading development in Coldrain, this four/five-bedroom detached country house is a magnificent family home that is designed to impress, covering 3621 square feet. It offers lots of space for families, with carefully curated interiors finished to exceptionally high standards. Furthermore, the house is being sold by the original owners who built the property in 2011. It also has a truly idyllic location, surrounded by peaceful countryside with spectacular views at every turn. Furthermore, it is just a 5 minutes' drive from Kinross and Loch Leven, where you can enjoy excellent amenities and numerous outdoor adventures. Edinburgh city centre can be reached in around 45 minutes by car as well, making it the perfect base for those seeking seclusion and convenience.

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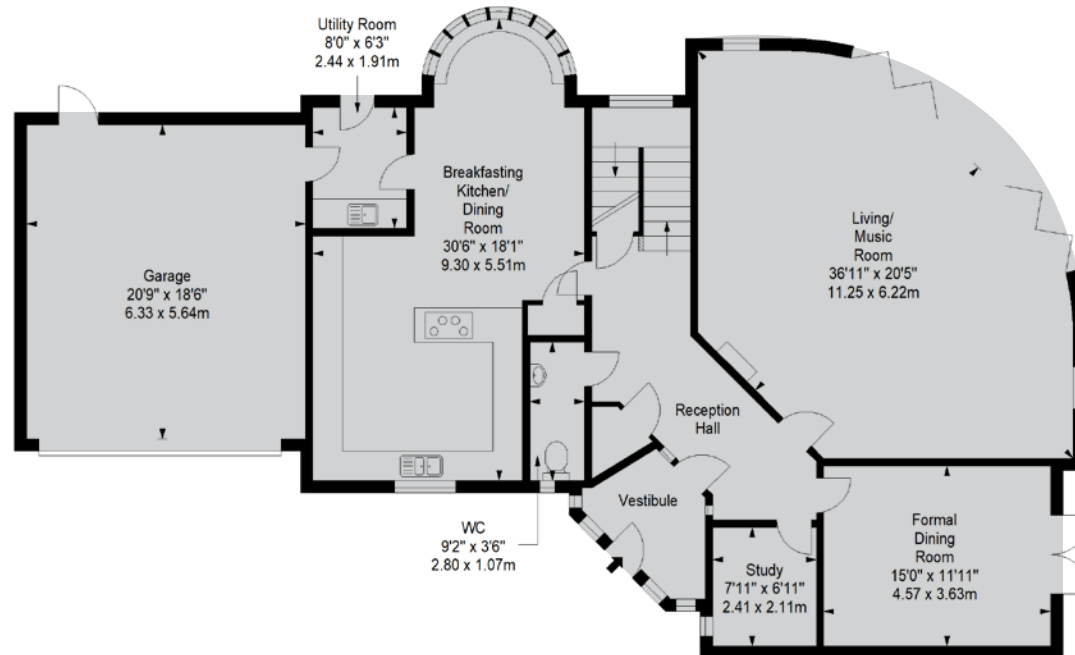
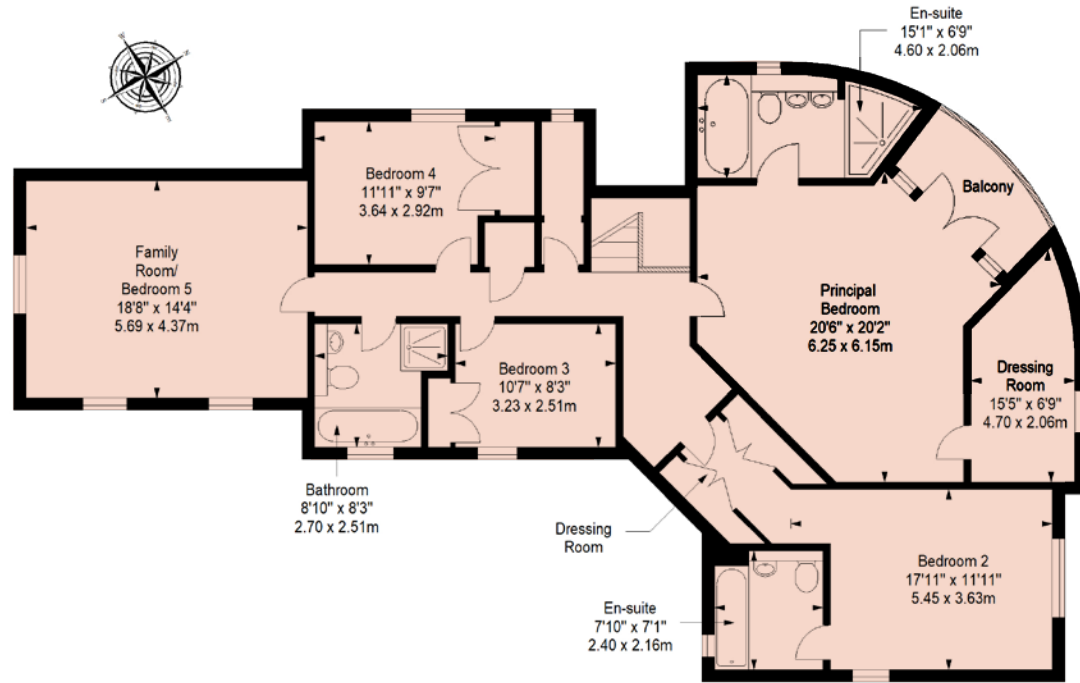


PROPERTY NAME  
3 Wood of Coldrain Steading  
LOCATION  
Kinross, KY13 0QS

APPROXIMATE TOTAL AREA:  
336.4 sq. metres (3621.1 sq. feet)

First Floor  
Ground Floor

The floorplan is for illustrative purposes.  
All sizes are approximate.





## STUNNING DETACHED COUNTRY HOUSE FOR LUXURY LIFESTYLES

Welcome to a unique, architect-designed country house for luxury lifestyles, offering a picturesque rural setting, extensive private parking, and a wealth of space inside and out, including expansive reception areas, four/five bedrooms, and four washrooms – all finished to exceptionally high standards.

### GENERAL FEATURES

A stunning detached country house for luxury lifestyles  
Built in 2011 and being sold by the original owners  
Part of an exclusive steading development in Coldrain  
Offers a rural setting with spectacular country views  
Carefully curated interiors finished to high standards  
EPC Rating - C

### ACCOMMODATION FEATURES

Vestibule and reception hall with storage and a WC  
Living/music room with log burner and bi-folding doors  
Formal dining room with French doors to garden  
Spacious, dual-aspect family room/fifth bedroom  
Stylish German breakfasting kitchen/dining room  
Separate utility room with direct garden access  
Naturally-lit landing with generous storage  
Large and luxurious principal bedroom featuring:  
Private balcony with countryside views  
Private dressing room that is naturally lit  
Opulent en-suite shower room with 4pc suite  
Second bedroom with wardrobes and en-suite bathroom  
Two additional double bedrooms with built-in wardrobes  
Private study for working from home  
Modern 4pc family bathroom with a shower cubicle  
Underfloor heating and radiators served by Worcester LPG gas boiler  
Double-glazed windows throughout

### EXTERNAL FEATURES

Generous wraparound gardens with country views  
Double driveway and integral double garage



# STUNNING

## *FROM THE OUTSET*

With its unique architecture and photogenic setting, this home is stunning from the outset. Inside continues to impress with a bright vestibule and reception hall offering a tantalising introduction, as well as storage and a WC.



# GRAND

*LIVING SPACES FOR DAILY USE*



The living/music room has a substantial footprint and an unusual curved wall that accentuates the space. It is beautifully decorated too, and laid with engineered oiled oak flooring (which is also used in the study and formal dining room, with natural travertine stone throughout the rest of this floor). A log-burning stove ensures a living cosy environment, whilst bi-folding doors bring the outside in for a seamless transition to the garden.



The formal dining room is adjacent, providing spacious proportions for family meals and special occasions. It has an inspiring backdrop of country and woodland views, with French doors extending out into the garden for summer soirees.





*ON THE FIRST FLOOR, THERE IS A DUAL-ASPECT FAMILY ROOM THAT OFFERS AMPLE SPACE AND VERSATILITY TO SUIT YOUR NEEDS.*





# A STYLISH

## *A STYLISH GERMAN KITCHEN AND DINING AREA*

The kitchen/dining room share a generous open-plan layout, which is fronted by a sweeping bay window to make the most of the idyllic views. There is lots of floorspace here for a table and chairs, as well as comfortable seating. In addition, the kitchen has a statement design by renowned German manufacturers, RWK. It has excellent cabinet storage in stylish mix-and-match tones, alongside luxurious Silestone worktops with a return that doubles as a breakfast bar. Undercabinet lighting allows for ambient moods, whilst integrated appliances ensure a smooth finish (induction hob, extractor hood, pyrolytic self-cleaning oven, combination oven/microwave, fridge/freezer, and dishwasher). A neighbouring utility room offers a quiet space for laundry.





A HOST OF LUXURIOUS FEATURES

# THE BEDROOMS



Four double bedrooms are on the first floor off a naturally-lit landing with generous storage. The second bedroom also has a modern en-suite bathroom (with overhead shower), and like bedrooms three and four, it has built-in wardrobes. If required, the family room can be used as a fifth double bedroom. Meanwhile, a ground-floor study is perfect for working from home.



Standing out amongst the competition is the large principal bedroom, which enjoys a chic accent wall and a host of luxurious features. It boasts a private dressing room, a private balcony with far-reaching countryside views, and an opulent (four-piece) en-suite shower room.



# THE BATHROOMS

*A FAMILY BATHROOM, TWO EN-SUITES, AND A WC*

As well as the two en-suites and the WC, there is also a four-piece family bathroom finished to an equally high specification. It includes a half-pedestal washbasin, a hidden-cistern toilet, a shower cubicle, and a double-ended bath.



# WRAPAROUND GARDENS

*WITH COUNTRY VIEWS*



Fully-enclosed gardens wrap around the home, ensuring families have lots of outdoor space to explore. Carefully landscaped and lovingly maintained, the gardens enjoy sweeping lawns dotted with mature plants, along with a quaint timber deck for relaxing in the sun – all capturing the most beautiful country views. Private parking for four vehicles is also assured thanks to a double driveway and an integral double garage, which affords direct access to the utility room.



For optimal comfort, the property benefits from underfloor heating throughout the lower level, with radiators upstairs - all serviced by a Worcester LPG gas boiler. It also has double-glazed windows throughout.

Extras: all fitted floor and window coverings, select light fittings, and integrated kitchen appliances to be included in the sale.

# COLDRAIN, KINROSS



Coldrain is a picturesque hamlet that is enveloped by beautiful open countryside. It offers a real sense of rural seclusion and all the benefits of country living, yet it is also just a five minutes' drive from the town of Kinross. Nestled on the shores of scenic Loch Leven, Kinross is home to excellent local amenities and first-class transport links. It is steeped in history and surrounded by natural beauty, making it a highly sought-after town that regularly appears as one of the top ten best places to live in Scotland. Here, you will find all your daily essentials, including convenience shopping, supermarkets, banks, and healthcare facilities, as well as cafes, hotels, and fine dining establishments. For further shopping facilities and recreational activities, Dunfermline and Perth can both be reached in around 20 minutes by car as well. For active lifestyles, the Kinross Community Campus

houses a dance studio, an indoor climbing wall and a gym, whilst a swimming pool and squash courts can be found at the Loch Leven Leisure Centre. Outdoor enthusiasts are also spoiled for choice as Loch Leven is famous for its varied birdlife and excellent trout fishing, and the surrounding countryside provides wonderful walking, cycling, riding and golfing opportunities. Primary and secondary schooling are provided in Kinross, with Kinross High School widely recognised as one of the best comprehensive schools in the country. Private schooling options within a fifteen-mile radius include Strathallan and Dollar Academy. Finally, the nearby M90 provides swift access to many of Scotland's major cities and Edinburgh International Airport is a short 40-minute drive away, with regular flights to both UK and global destinations.





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