

# Levenside Sandy Lane, Scotlandwell



Law Location Life

# Levenside | Sandy Lane | Scotlandwell

A Delightful Detached Family Home, situated on an elevated plot, with views towards Loch Leven, Benarty Hill, Bishop Hill and the surrounding countryside.

This spacious property offers flexible accommodation and is well presented throughout comprising; Entrance Vestibule, Reception Hallway, Sitting Room, Family Room/Bedroom 4, Open Plan Kitchen/Dining Room, Utility Room, WC/Cloakroom, Upper Landing, 3 Bedrooms, Study and Family Bathroom.

Externally the property further benefits from gardens to the front, sides and rear, a large single garage and driveway.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the entrance vestibule. There is laminate flooring and doors to the reception hallway and storage cupboard.

### Reception Hallway

A spacious reception hallway with laminate flooring and doors providing access to the sitting room, dining kitchen, family room/bedroom 4, wc room, understair storage cupboard and carpeted staircase with mid level landing to the upper level.

### Sitting Room

A magnificent reception room with carpeted flooring, fireplace with electric fire, windows to the side with views over Bishop Hill and windows to the front with views towards Loch Leven.

### Dining Kitchen

The kitchen is open plan to the dining room. There are storage units at base and wall levels, worktops, splash back tiling and a sink and drainer. Fitted appliances include double oven, electric hob, extractor fan and spaces for other appliances. Additionally there is vinyl flooring, a window to the rear and door to the utility room.

The dining room has laminate flooring, fireplace with electric fire and patio doors to the front providing access onto a patio with stunning Loch Leven Views.

### Family Room/Bedroom 4

Currently utilised as a further reception room, this could also be used as a 4th bedroom. There is carpeted flooring, fireplace with electric fire and windows to the rear and side with views towards Bishop Hill.

### Upper Level

The carpeted landing provides access to 3 bedrooms, study, family bathroom and hatch to the attic space. There is a Velux window to the front at the mid landing level.

### Master Bedroom

A double bedroom with carpeted flooring, fitted wardrobes and drawers and window to the front with Loch Leven views.

### Bedroom 2

A further double bedroom with carpeted flooring, fitted wardrobe and window to the front with views towards Loch Leven and Benarty Hill:

### Bedroom 3

A third bedroom with fitted wardrobe, carpeted flooring and large Velux window to the rear with views towards Bishop Hill.

### Family Bathroom

A large family bathroom with tiled flooring, fitted wc and wash hand basin with storage, shower cubicle with Mira Sport shower, bath and chrome towel radiator. Additionally there is a Velux window to the rear.

### Study

The study has carpeted flooring and Velux window to the front.

### Gardens

The property has terraced gardens to the front, with lawn sections, patio and an array of plants, trees, shrubs and flowers. The gardens to the sides and rear have again, borders of a plants, trees, shrubs and flowers, with drying area and further patio areas. There is an additional gate access from the access road to the side.

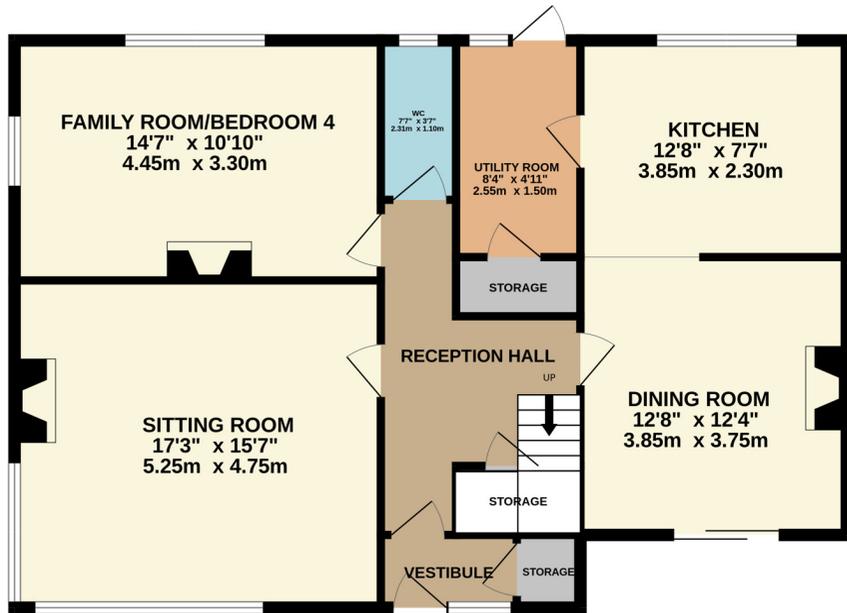
### Garage & Driveway

The large detached single garage has power, light, window to the side and up and over door to the front. The chipped driveway can accommodate 2 vehicles.

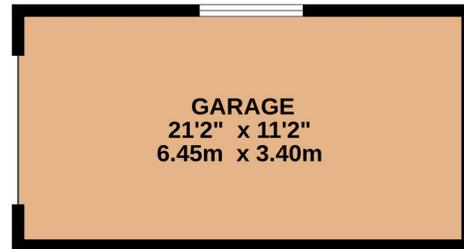
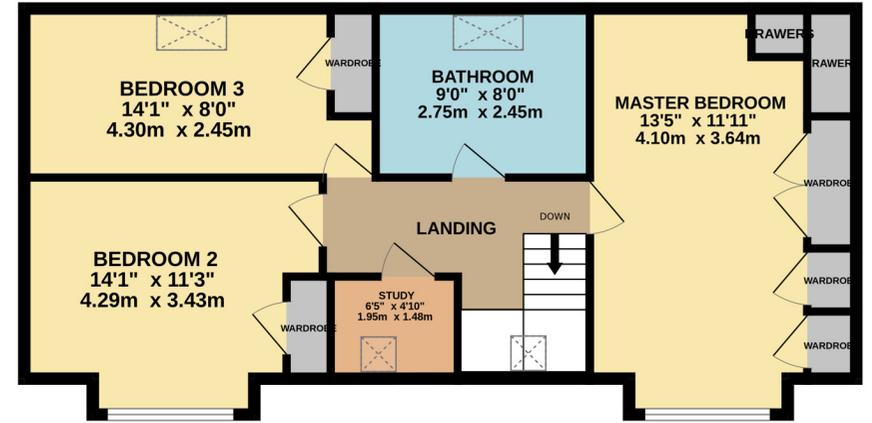
### Heating

See home report.

GROUND FLOOR



1ST FLOOR



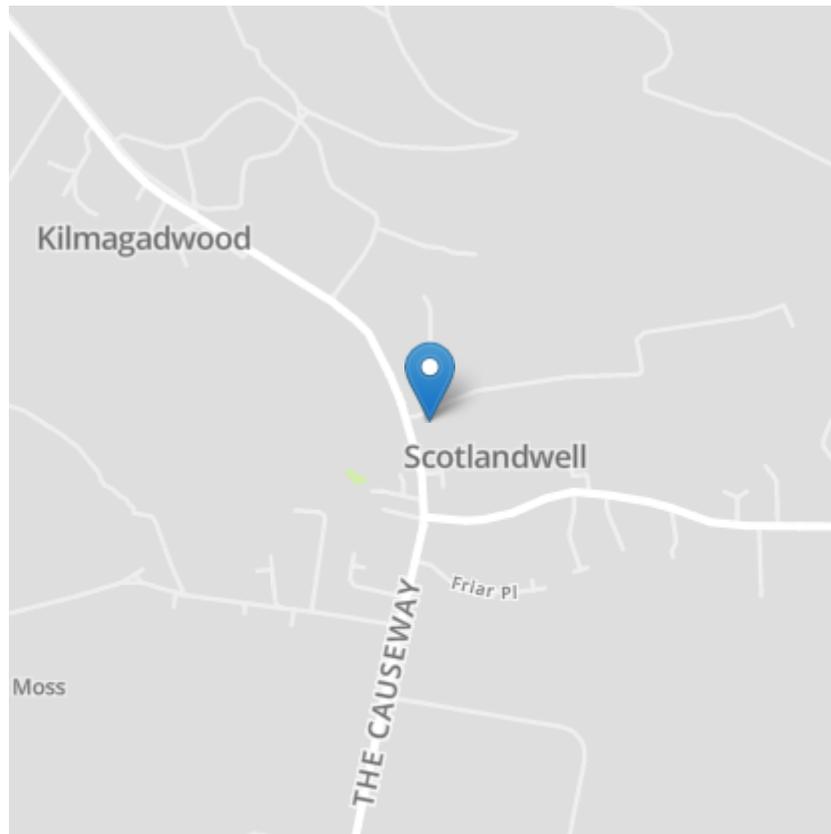
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# SANDY LANE, 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 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.



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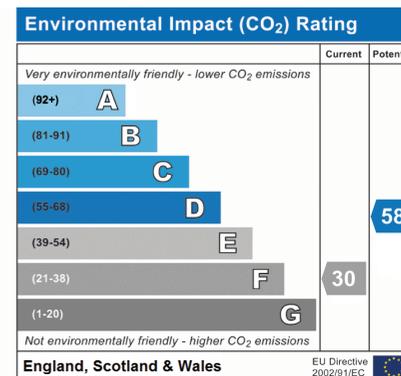
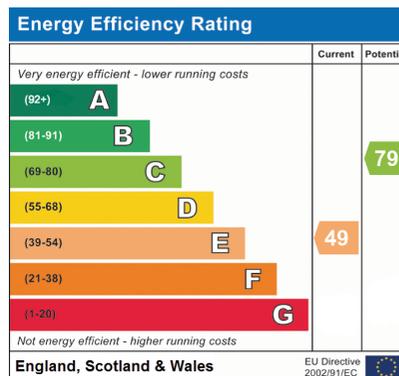
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#### Notes of Interest and Offers

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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