

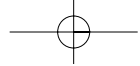
Andersons^{LLP}

SOLICITORS AND ESTATE AGENTS

An Outstanding Steading Conversion
Reception Hall
Sitting Room
Dining Kitchen
Hallway
4 Bedrooms
Large Dressing Room
Family Bathroom
Shower Room
2 En-suite Shower Rooms
Large Garage
Attractive Gardens with Open Views
Oil Central Heating
Double Glazing

2 The Steading, Gellybank Farm, By Kinross, KY13 0LE

Offers Over £265,000



General Description

An outstanding steading conversion. Originally the double fronted barn for Gellybank Farm House, this building was imaginatively converted into 2 individual homes some 5 years ago and successfully combines the traditional exterior stonework with contemporary internal design and modern comforts. No. 2 forms one half of the original barn which offers spacious living accomodation with a flexible layout. It is a bright and welcoming property with mainly south facing windows. It has been beautifully maintained and is in walk-in condition. The development takes advantage of the lovely open views over the surrounding countryside to Loch Leven and the Bishop Hills. Outside there is parking for up to 5 vehicles in the courtyard in front of the property in addition to a spacious garage with games room/attic above. Oil C.H, Double Glazing. This semi-detached property will only be fully appreciated upon internal inspection.

Location

Gellybank Steading is situated near to the popular village of Cleish around 2 miles from the town of Kinross. The town of Kinross can offer a good range of shops, banks and other facilities including medical centre, sports centre, swimming pool, golf courses and active community clubs and organisations. Dunfermline (13 miles) offers further local amenities and main line railway station with regular intercity trains. Edinburgh with its complete range of shopping, cultural facilities and international airport lies 24 miles to the South. The property is well situated to take advantage of the M90 Motorway providing an ideal base for the commuter with access to Edinburgh, Glasgow, Perth etc.

Travel Directions

From the centre of Kinross proceed south onto the B996. Almost immediately after leaving Kinross turn right (signpost Cleish). Follow this road 1.2 miles turning right at sign for GellyBank farm (private road). After 0.1 miles bear left and follow the private road to a small cluster of 3 properties (approximately 0.5 miles and No.2 is the left hand side steading conversion.

Entry

Entry is gained via a traditional style doorway into the reception vestibule. Coat hanger rail in corner. With paneled door into the reception hall.

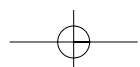
Reception Hall

Attractive timber finishes door fittings throughout. Door into a middle corridor and into the dining kitchen. Deep fitted storage cupboard. Direct access to the timber stairway leading to the upper level

Sitting Room

5.50m x 4.22m (18'0" x 13'10")

A spectacular room with feature window formation providing excellent views over the adjacent countryside to Loch Leven and the Bishop Hills in the distance. Patio doors give direct access to the garden and again provide an attractive aspect. Double doors to dining kitchen.



Dining Kitchen

5.75m x 3.61m (18'10" x 11'10")

A spacious and excellently appointed dining kitchen with attractive fitted storage units at base and wall levels. Appliances include an integrated Smeg five burner gas stove with oven and extractor. There is also an Integrated dishwasher, integrated fridge freezer and plumbing for automatic washing machine. This spacious kitchen easily accommodates a large dining table. Window to the side.

Ground level Hallway

An internal ground level hall gives access into the family bathroom and two bedrooms.

Bedroom 1

4.48m x 5.06m (14'8" x 16'7")

A large bedroom with en-suite shower room. This room has two double fitted wardrobes. Window to the side.

En-suite shower Room

This en-suite shower room comprises WC, pedestal wash hand basin and shower cabin. Attractive tiled surround. Heated towel rail.

Bedroom 4

2.97m x 2.33m (9'9" x 7'8")

A good sized double Bedroom. Windows to the side.

Bathroom

2.15m x 2.37m (7'0" x 7'9")

A ground level bathroom comprising of WC, wash-hand basin and bath. Splash back tiled surrounds. Heated towel rail. Concealed ceiling lighting.

Upstairs

Upstairs is accessed via a timber stairway to a generous landing which again can easily accommodate a study or computer area. There is built-in storage into the eaves and an airing cupboard.

Shower Room

2.91m x 1.74m (9'6" x 5'8")

This shower room comprises WC, wash hand basin and tiled shower cabinet.

Bedroom 2/Upper level lounge

7.11m x 4.64m (23'3" x 15'2")

This room currently provides an en-suite master bedroom and again enjoys stunning views over the surrounding countryside to Loch Leven and the Bishop Hill. There is an additional window to the side. This room has the scope to be adapted to provide a second reception room on the upper level if required. Currently it incorporates fitted wardrobes and an en-suite shower room.

En-suite shower room

2.06m x 1.97m (6'9" x 6'5")

Comprises WC, wash hand basin and tiled shower cabinet. Heated towel rail.

Bedroom 3

3.26m x 4.22m (10'8" x 13'10")

A good sized double bedroom with fitted wardrobes. Two large double glazed velux windows with attractive views.

Room 5

2.85m x 3.06m (9'4" x 10'00")

Good sized room, currently used as a nursery.



These particulars and measurements while believed to be correct are not guaranteed and prospective purchasers must satisfy themselves with regard to the same. Further particulars from and offers to Messrs Andersons LLP, Solicitors.

External

The property has gardens to the front and side predominantly lawned with a patio section. The gardens are adjacent to the open countryside and again provide attractive views.

Garage

Ground Floor 4.9m x 7.1m (16'7" x 23'3")

Upper Floor 4.90m x 5.10m (16'7" x 16'8")

A large garage with power, lighting and ample space for utility appliances. The garage has an upper level with velux window which would make an ideal games room, storage or office space.

Services and Heating

The property has an oil central heating system with radiators throughout the property and has a septic tank drainage system shared with the neighbouring two properties. The road is private with maintenance by the five properties in the hamlet.

Viewing

Viewings by appointment through Andersons LLP
01577 862405

Notes

Approximately 5 years of NHBC guarantee remaining.

Offers

These should be in writing to our Kinross Office.

Measurements

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.

Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405

F: 01577 862829

E: mail@andersons-kinross.co.uk
property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

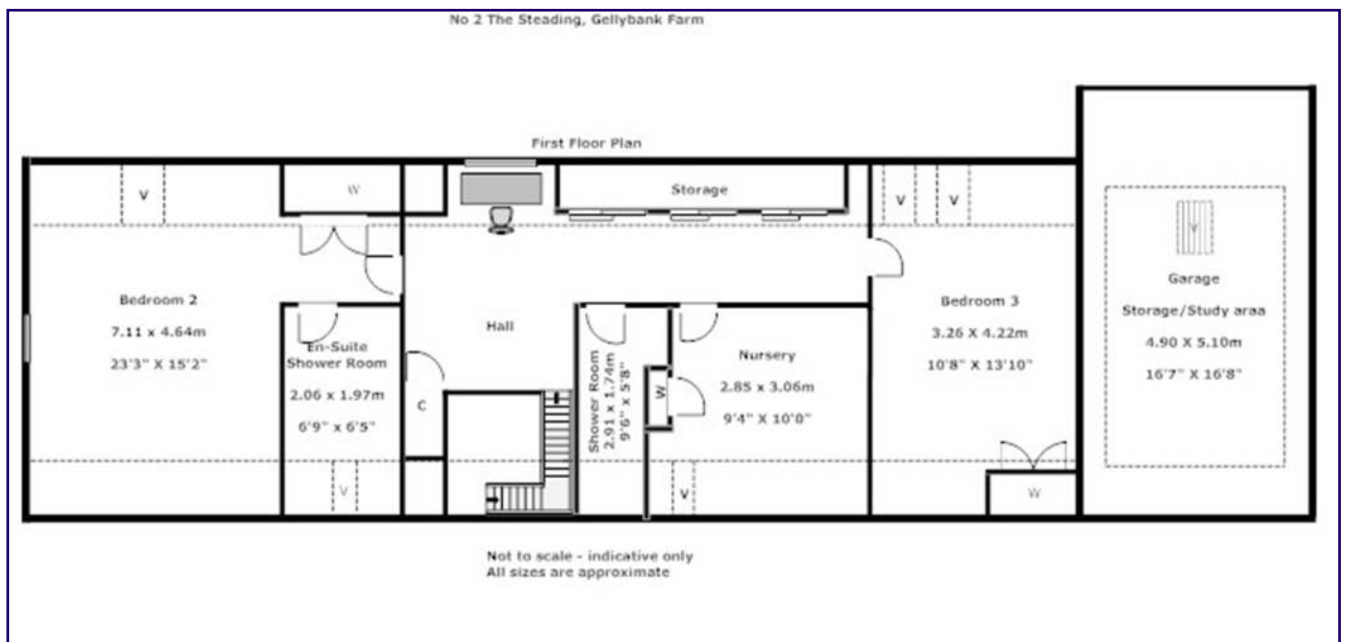
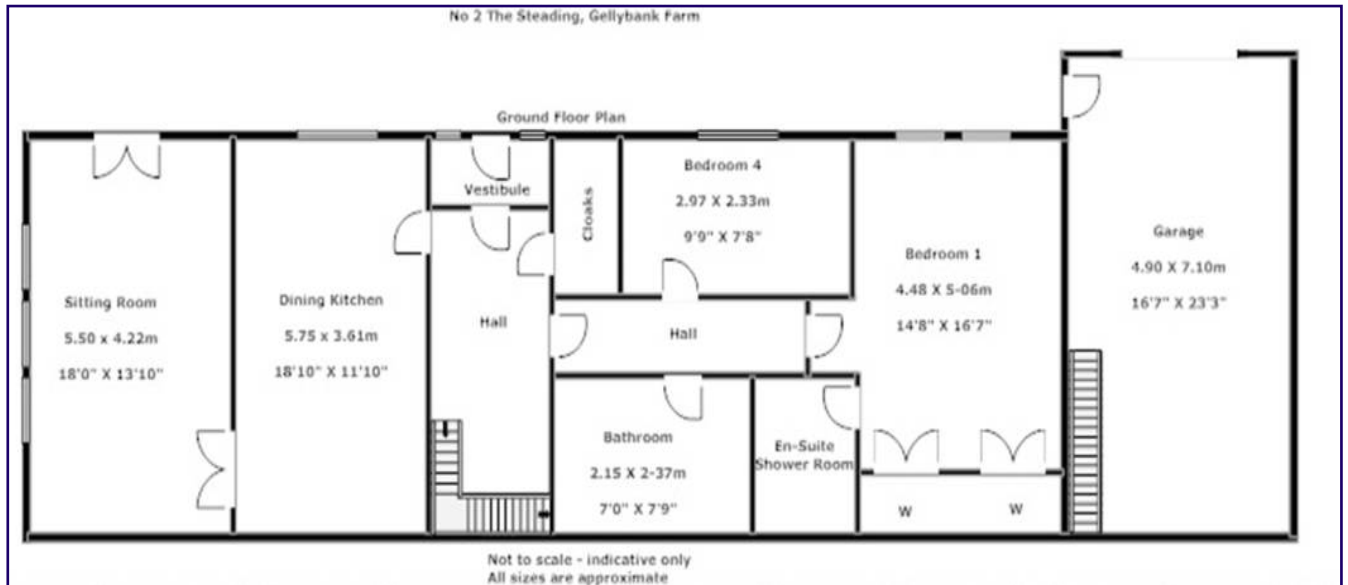
Partners

Campbell C. Watson LL.B N.P.

Lorna E. Miller LL.B DIP.L.P N.P.

Property Manager

John J Kenny



Andersons LLP is a limited liability partnership (No. 300983)
having their registered office at 40 High Street, Kinross KY13 8AN

