

Andersons LLP

SOLICITORS AND ESTATE AGENTS

- Semi Detached Dwelling
- Semi Rural Location
- Attractive Countryside Views
- Reception Hallway
- Sitting Room
- Kitchen/Dining Room
- 3 Bedrooms
- 2 En Suites
- W.C Room
- Magnificent Gardens
- Off Street Parking
- Double Garage
- Oil Central Heating

Fixed Price £220,000

Cherrybank Cottage, Kinneston, By Scotlandwell, KY6 3JJ

A magnificently appointed semi-detached dwellinghouse in a popular semi rural location enjoying attractive open countryside aspects. The property has been outstandingly appointed and renovated recently to provide accommodation of reception hall, main hall, sitting room, kitchen with adjacent dining room, w.c room, en suite shower room, en suite bathroom and 3 bedrooms. The accommodation is flexible in the way that it can be used. The landscaped gardens are an outstanding feature of the property and can only be fully appreciated upon inspection. The grounds also include driveway parking for several cars. The property benefits from a double garage with power and light.

Location

Cherrybank Cottage is situated on the edge of the popular Kinross-Shire village of Scotlandwell. This is a most pleasant area with local amenities such as Newsagents/Post Office, Petrol Station, Hotel, Primary School, Community Hall etc. Local leisure amenities include a Gliding Club and Golf Course. More extensive amenities can be found at Kinross which has Primary and Secondary Education, Supermarket, Health Centre and Leisure Centre. Areas such as Edinburgh, Perth, Glenrothes and Kirkcaldy are all within comfortable commuting distance.

Travel Directions

From Scotlandwell take the Leslie Road (signposted Leslie, Glenrothes. Proceed out of the village and Cherrybank lies almost immediately on the left (the right hand side of the two cottages). Turn left to see the pillared entrance.

Entry

Entry is gained from the pillared driveway to the side of the property which leads to the entrance doorway. Entry is gained via a modern styled doorway into a reception Hallway.

Reception Hallway

The reception hallway has attractive timber finishes to doors, skirtings and surrounds and a varnished timber floor. Doors into sitting room and kitchen.

Sitting Room

5.36m by 4.11m (17'7" by 13'5")

An excellently appointed sitting room with traditionally styled leaded glazed windows providing attractive aspects to the front. Timber effect flooring. Focal point fireplace with fuel burning effect stove. Ceiling cornicing and ceiling roses. A glazed panel door leads through to the kitchen and dining room.

Kitchen & Dining Room

6.38m by 5.18m (20'11" by 17'0") at widest points

A magnificent room. This room provides an excellently appointed fitted kitchen and also an elevated dining section again enjoying outstanding countryside aspects via the leaded glazed window formation to the front. The kitchen area is fitted with attractive storage units at base and wall levels with ample worktop surfaces, stainless steel sink unit and drainer and is fitted with appliances including "Neff" double oven, electric hob with chimney style extractor over, integrated "Neff" dishwasher, concealed automatic washing machine and spaces for other appliances. This room has an additional glazed window looking on to the rear garden.



Bedroom 1

5.67m by 2.80m (18'7" by 9'2")

Magnificently appointed bedroom with fully fitted bed surrounds incorporating three double wardrobes and additional storage. Shelved display recess and bedside tables. This room has double glazed windows to the front and rear. There is also an En Suite bathroom.

En Suite Bathroom

En suite bathroom provides w.c and corner bath. Extractor fan.

Internal Hallway

There is an internal hallway which gives access to two further bedrooms and also a wc room. There is also a hatch leading to the loft space.

W.C Room

2.64 by 1.44m (8'8" by 4'8")

This room has fitted storage and comprises both a wash hand basin and w.c. Splash back tiled surrounds. Space exists in this room for a shower cabinet if required.

Bedroom 2

5.37m by 2.73m (17'7" by 8'11")

This is a second en suite bedroom. This room has two fitted double wardrobes and a double glazed window looking onto the enclosed rear garden.

En Suite Shower Room

1.52m by 2.49m (4'11" by 8'2")

An excellently appointed shower room comprising pedestal wash hand basin, w.c and double shower cabinet. Features include tiled surrounds and heated chrome towel rail.

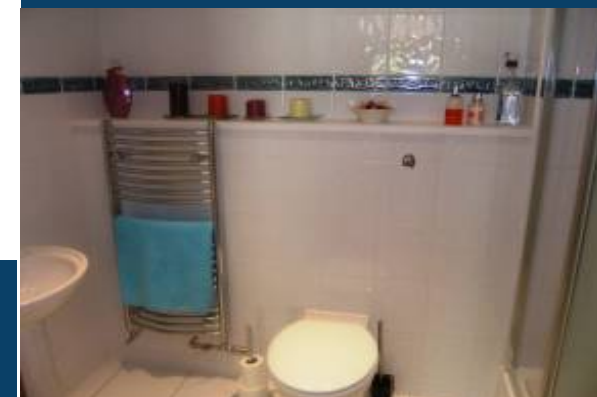
Bedroom 3/Family Room

4.16m by 2.78m (13'8" by 9'1")

This room is currently utilised as a T.V/Sitting room, but provides a third bedroom. Further features include double glazed French doors looking onto the attractive rear gardens and giving direct access to same. Timber effect flooring.

External

Accessed is gained to the grounds via an imposing pillared entrance to the side of the property. The grounds incorporate off street parking for several vehicles which is laid out to stone chips. There are attractive gardens to front and rear. The rear gardens are an excellent feature. These gardens have been landscaped to a high specification with lawned sections and excellent areas for barbecue and other outdoor activities. The gardens are bounded by mature hedging to the rear and there are also well stocked flower beds. There is a raised patio area providing open aspects. There is also a timber summerhouse.



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.

Double Garage

The property has a detached double garage with power and light.

Heating

Heating is provided by an oil central heating system with radiators throughout the property.

Extras

The kitchen appliances as mentioned will be included in the sale price as will the summer house.

Viewing

Viewing by appointment through Andersons LLP
01577 862405

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.



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