

Leslie Bank House

Leslie Road, Scotlandwell,



Law Location Life

Leslie Bank House | Leslie Road | Scotlandwell

A Magnificent Detached Villa occupying an exceptional plot extending to approximately 1.69 acres, peacefully positioned within the highly sought-after village of Scotlandwell. Built in 2003, this impressive family home enjoys breathtaking countryside views and occupies part of an ancient runrig, collectively known as the Crooked Rigs of Scotlandwell, offering a truly unique blend of history, privacy and modern family living. Beautifully presented throughout, the property offers spacious and highly flexible accommodation extending to a welcoming reception hallway, an elegant sitting room with formal dining area, a separate family room and a generous dining kitchen, creating the ideal environment for both everyday family life and entertaining. A practical utility room and WC/cloakroom complete the ground floor accommodation. The upper level hosts an impressive principal bedroom with en suite shower room, together with four further well-proportioned bedrooms, one of which also benefits from an en suite shower room, and a family bathroom, providing excellent accommodation for growing families or those requiring guest space.

Externally, the property enjoys exceptional grounds comprising approximately 0.46 acres of beautifully maintained gardens together with a further 1.24 acres of historic runrig land, forming part of the ancient Crooked Rigs of Scotlandwell. Together extending to approximately 1.69 acres, the grounds offer an outstanding degree of privacy and enjoy breathtaking open views across the surrounding countryside. The gardens have been thoughtfully designed to combine productive growing areas with attractive outdoor living space, featuring a variety of mature fruit trees, caged fruit bushes and a substantial greenhouse, making this an ideal home for keen gardeners and those seeking a more self-sufficient lifestyle. The extensive outdoor space provides the perfect setting for relaxing, entertaining and family enjoyment, while the electric gated entrance, generous monoblock driveway and large integral double garage offer excellent parking, storage and security. Further enhancing the property's efficiency, there are 16 ground-mounted solar panels connected to the National Grid, generating renewable electricity to help power the home while allowing surplus energy to be exported back to the grid. Additional benefits include oil-fired central heating together with underfloor heating throughout the ground floor, ensuring year-round comfort and energy-efficient living.





Accommodation

Reception Hallway

Entry is via the front door into a welcoming reception hallway, providing access to the sitting/dining room, dining kitchen, family room, WC/cloakroom, useful storage cupboard and staircase to the upper level.

Sitting/Dining Room

A magnificent open-plan reception room enjoying windows to the front and side, together with French doors opening onto the rear garden. The room benefits from stunning countryside views and double doors leading to the family room, creating a superb space for both everyday family living and entertaining.

Family Room

A bright and versatile reception room with a rear-facing window overlooking the beautiful gardens and a door returning to the reception hallway.

Dining Kitchen

A spacious dining kitchen fitted with an excellent range of base and wall-mounted units, complemented by worktops, splashback tiling and a sink with drainer. A bay window to the front enjoys delightful countryside views, with an additional side-facing window providing further natural light. Integrated appliances include a double oven, electric hob, extractor hood and dishwasher, with space for additional freestanding appliances. The dining area comfortably accommodates a family dining table, and a door provides access to the inner hallway.

Inner Hallway

The inner hallway provides access to the rear garden and driveway and leads to the utility room, WC/cloakroom and integral double garage.

Utility Room

Fitted with additional storage units, worktops and a sink with drainer, the utility room offers space and plumbing for laundry appliances and benefits from a side-facing window.

WC/Cloakroom

Conveniently positioned between the reception hallway and inner hallway, the cloakroom is fitted with a WC and pedestal wash hand basin.

Upper Landing

A spacious upper landing with a front-facing window, hatch access to the attic and doors leading to the principal bedroom, four further bedrooms, the family bathroom and a useful storage cupboard.

Principal Bedroom

A generous principal bedroom enjoying windows to the front and side, offering stunning countryside views. The room benefits from fitted triple wardrobes and direct access to the en suite shower room.

En Suite Shower Room

The en suite is fitted with a walk-in shower, WC, twin wash hand basins set within a vanity unit, fitted mirror, heated towel radiator and a side-facing window.

Bedroom 2

A spacious double bedroom with fitted double wardrobes, a rear-facing window overlooking the gardens and access to a private en suite shower room.

En Suite Shower Room

Fitted with a shower enclosure, WC, pedestal wash hand basin, heated towel radiator and a rear-facing window.

Bedroom 3

A further double bedroom enjoying countryside views from the front-facing window. The room benefits from fitted double wardrobes and a built-in vanity area with wash hand basin and storage.

Bedroom 4

A well-proportioned bedroom with a front-facing window enjoying open countryside views.

Bedroom 5/Games Room

A superb, versatile room positioned above the garage, ideal as a fifth bedroom, games room, home office or cinema room. The space features French doors opening onto a Juliet balcony overlooking the rear garden, together with additional side-facing windows providing excellent natural light.

Family Bathroom

The family bathroom is fitted with a bath incorporating a shower over, pedestal wash hand basin, WC, bidet, heated towel radiator and a rear-facing window.

Gardens

The property enjoys exceptional grounds extending to approximately 1.69 acres, comprising around 0.46 acres of beautifully maintained gardens together with a further 1.24 acres of historic runrig land, forming part of the ancient Crooked Rigs of Scotlandwell. The grounds enjoy an outstanding degree of privacy together with breathtaking open views across the surrounding countryside. Designed to combine productive growing areas with attractive outdoor living space, the gardens feature a variety of mature fruit trees, caged fruit bushes, a substantial greenhouse and a timber garden shed, making this an ideal home for keen gardeners and those seeking a more self-sufficient lifestyle. The extensive grounds provide the perfect setting for relaxing, entertaining and family enjoyment, while the front gardens are attractively landscaped with decorative stone chippings and mature trees.

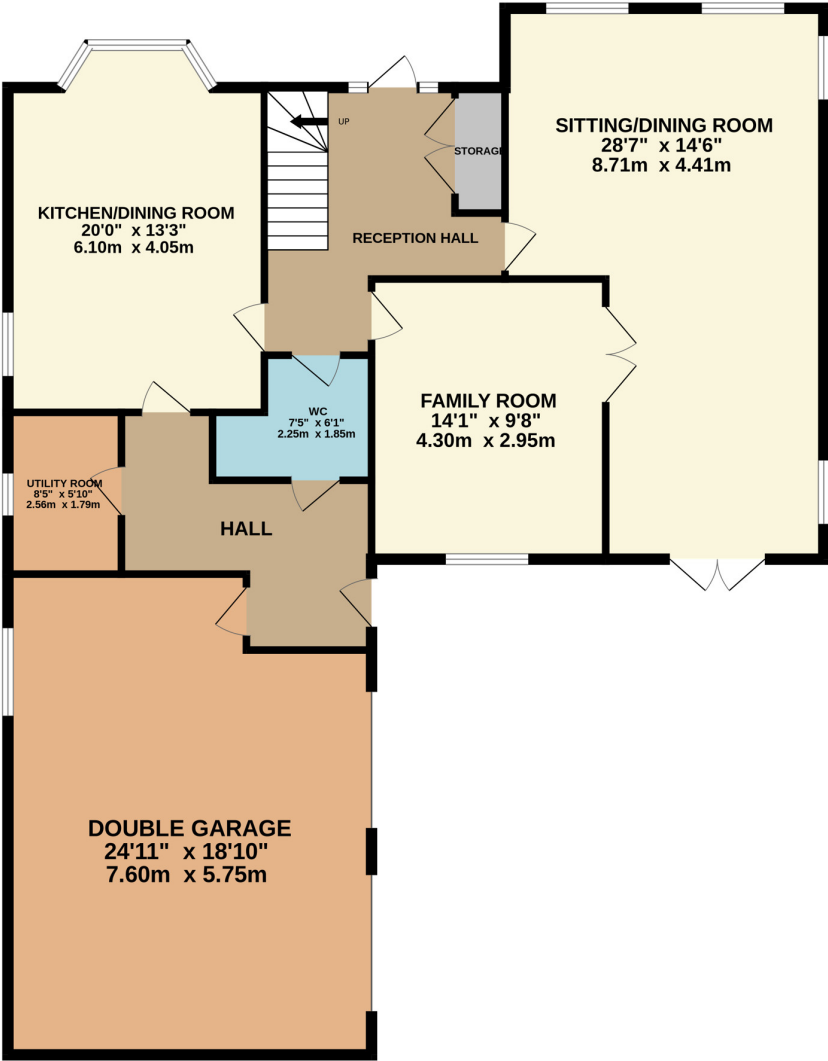
Double Integral Garage & Monoblock Driveway

An extremely generous integral double garage which benefits from two electric up-and-over doors, power, lighting, a side-facing window and internal access via the inner hallway. An electric gated entrance opens onto a substantial mono block driveway, providing secure off-street parking for numerous vehicles.

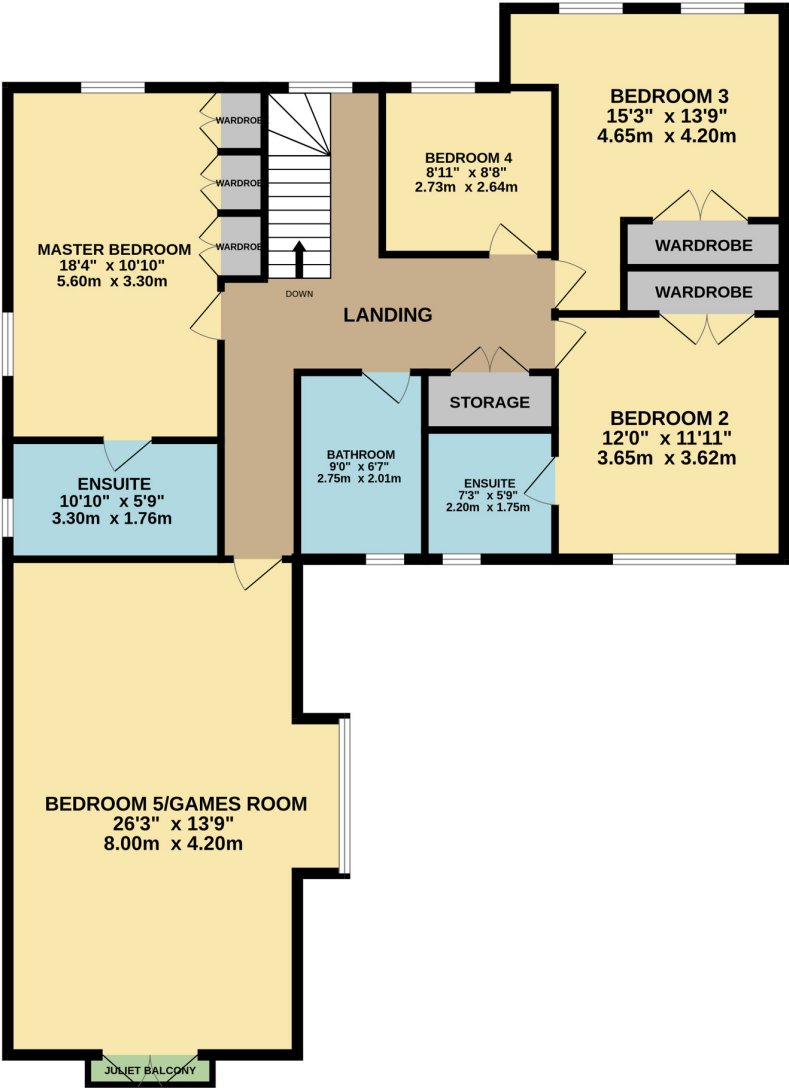
Solar Panels & Heating

Further enhancing the property's efficiency are 16 ground-mounted solar panels, connected to the National Grid and generating renewable electricity to help power the home, with surplus energy exported back to the grid. The solar panels are situated on an area of the grounds which falls within a Conservation Area. The seller is currently in the process of applying for retrospective planning permission for the installation of the solar panels, and prospective purchasers should satisfy themselves as to the status and outcome of the application. The property also benefits from oil-fired central heating together with underfloor heating throughout the ground floor, providing exceptional comfort and energy-efficient living all year round.

GROUND FLOOR



1ST FLOOR



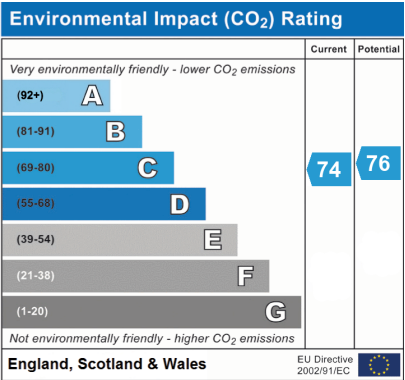
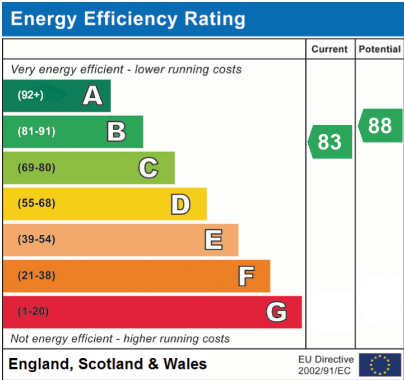
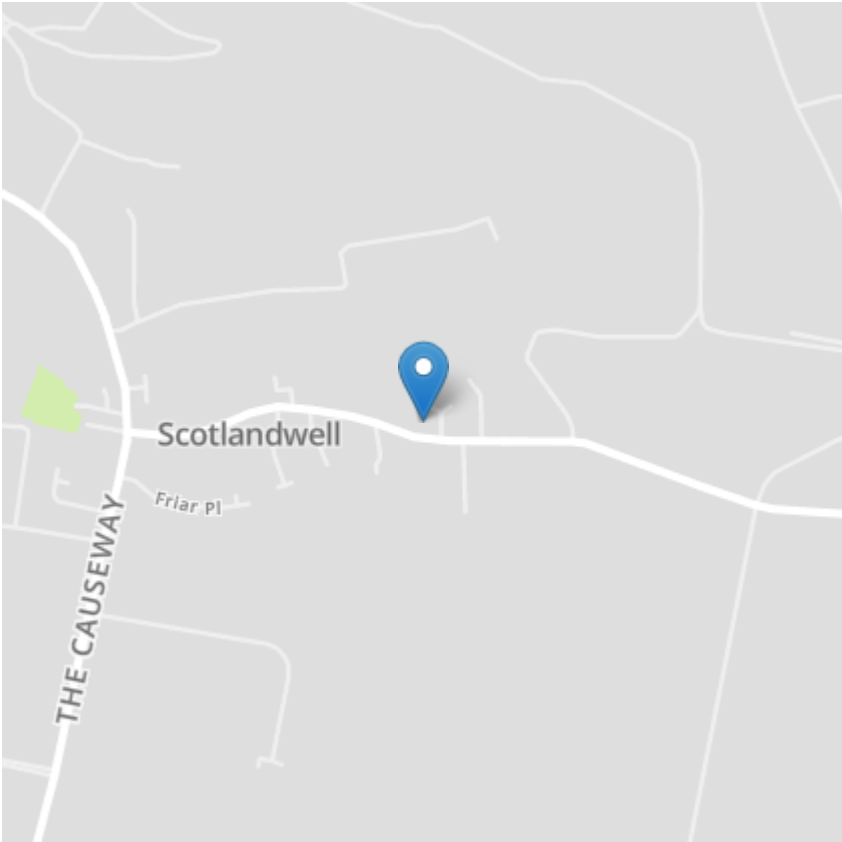
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Scotlandwell is a picturesque and highly sought-after conservation village, nestled at the foot of the Lomond Hills in the heart of Kinross-shire. Renowned for its rich history, charming village atmosphere and beautiful surrounding countryside, it offers an enviable lifestyle for those seeking a peaceful rural setting without compromising on connectivity. The village lies approximately five miles from the neighbouring towns of Kinross and Milnathort, where a wider range of shops, supermarkets, cafés, restaurants and leisure facilities can be found. Primary schooling is available nearby at Kinnesswood Primary School, while secondary education is provided by the highly regarded Kinross High School, with convenient school bus transport available. Excellent private schooling is also within easy reach, including the renowned Dollar Academy, Kilgraston School, Strathallan School and Craigclowan Preparatory School. The surrounding area is a haven for outdoor enthusiasts, offering an abundance of scenic walking, cycling and horse riding routes, together with easy access to the Lomond Hills Regional Park. Scotlandwell is also ideally positioned for those who enjoy golf, with a number of highly regarded courses nearby, while Loch Leven provides opportunities for fishing, sailing, birdwatching and watersports. The nearby RSPB Loch Leven Nature Reserve (formerly Vane Farm) is open throughout the year and is renowned for its exceptional wildlife and stunning scenery. Despite its idyllic rural setting, Scotlandwell enjoys excellent transport links. The M90 motorway is within easy reach, providing convenient access to Perth, Dunfermline, Edinburgh and beyond, while Edinburgh Airport is approximately a 30-minute drive away, making the village an ideal location for commuters and those travelling further afield



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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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