

Dunedin Cleish, Kinross-Shire



Law Location Life

Dunedin | Cleish | Kinross-Shire

An Exceptional Detached villa enjoying an idyllic semi-rural setting on the outskirts of Cleish, surrounded by the beautiful Kinross-shire countryside. Built in 2014 and designed to take full advantage of its spectacular setting, this impressive family home combines striking contemporary architecture with spacious and highly versatile accommodation, quality finishes and breathtaking countryside views. At the heart of the home is the magnificent open-plan kitchen, dining and sitting room – a truly outstanding living and entertaining space featuring a dramatic vaulted and beamed ceiling. A striking double-sided wood-burning stove creates a wonderful focal point, adding warmth and character while beautifully defining the sitting and dining areas within the open-plan space. An impressive picture window on the gable end perfectly frames the far-reaching countryside views, while bi-fold doors open directly onto the wraparound sun deck and rear garden, creating a seamless connection between the indoor and outdoor living spaces. Quality is evident throughout, with beautiful oak doors, flooring and staircase adding warmth and character to the contemporary interior. The ground floor accommodation comprises a welcoming reception hallway, two versatile bedrooms/reception rooms, shower room and utility room. One of these rooms, originally the garage, has been thoughtfully converted to create a superb guest bedroom/family room featuring a bespoke media wall and French doors opening directly onto the sun deck. An oak staircase rises to the impressive open-plan mezzanine landing, overlooking the main living space and once again taking full advantage of the spectacular outlook. Currently utilised as a home office, this fantastic area offers excellent flexibility and would make an equally impressive additional sitting area, reading space or family room. The principal bedroom suite provides a luxurious retreat, complete with a dedicated dressing area, en suite shower room and a striking full-height window enjoying beautiful views across the gardens and countryside. Two further double bedrooms and a well-appointed family bathroom complete the upper-level accommodation. Externally, the property enjoys a beautifully maintained, enclosed rear garden with a desirable south and south-westerly aspect. A substantial wraparound sun deck provides the perfect setting for al fresco dining, entertaining or simply relaxing. The property further benefits from private parking for up to three vehicles together with a substantial adjacent store room, providing excellent additional storage.





Accommodation

Reception Hallway

Entry is via the front door into the welcoming reception hallway, featuring tiled flooring with underfloor heating. Doors provide access to the impressive open-plan kitchen/dining/sitting room, 2 downstairs bedrooms/further reception rooms, utility room, shower room and storage room.

Open-Plan Kitchen/Dining/Sitting Room

Undoubtedly the heart of this exceptional home, the magnificent open-plan kitchen, dining and sitting room provides a spectacular space for modern family living and entertaining. A dramatic vaulted and beamed ceiling creates an immediate sense of space, while a striking double-sided wood-burning stove with integrated log store forms a wonderful focal point, adding warmth and character while subtly defining the sitting and dining areas. The contemporary kitchen is fitted with an excellent range of storage units complemented by marble worktops and a stainless steel sink. A stylish breakfast bar provides seating for two together with additional storage, an integrated electric hob and a discreet worktop-mounted extractor. Quality integrated appliances include a Siemens oven, microwave, warming drawer, dishwasher and a recently purchased fridge/freezer.

Windows to either side flood the space with natural light, while an impressive oak staircase rises to the upper level. The dining area benefits from bi-fold doors opening directly onto the wraparound sun deck and rear garden, creating the perfect setting for indoor/outdoor entertaining.

The stunning sitting area showcases the property's impressive architecture with its vaulted beamed ceiling and extensive glazing. Picture windows to the sides and a magnificent full-height picture window to the gable end perfectly frame the breathtaking, far-reaching countryside views. Beautiful oak flooring flows throughout the open-plan space.

Utility Room

The practical utility room features tiled flooring, fitted storage units, worktop and stainless steel sink with drainer, together with space for a washing machine and tumble dryer. A window and door provide access to the side of the property and a separate garden area with a small patio.

Shower Room

The ground-floor shower room is fitted with a walk-in shower, WC and wall-mounted wash hand basin with vanity storage. The room benefits from tiled flooring and a side-facing window.

Bedroom 2/Family Room

Originally forming part of the garage, this impressive converted room offers excellent versatility and could be utilised as a generous double bedroom, guest room or additional reception/family room. Features include a bespoke media wall, front-facing window, carpeted flooring and French doors opening directly onto the sun deck and rear garden.

Bedroom 4

A well-proportioned double bedroom featuring wood flooring, a fitted wardrobe with mirrored sliding doors and a front-facing window.

Upper Landing/Mezzanine

A beautiful oak staircase rises to the upper level, where the landing provides access to the principal bedroom suite, 2 double bedrooms, family bathroom and impressive open-plan mezzanine area. Oak flooring continues throughout the landing.

Principal Bedroom Suite

The impressive principal suite provides a luxurious and private retreat. A dedicated carpeted dressing area features open wardrobe storage and flows directly into the bedroom, with access to the en suite facilities. The spacious bedroom features carpeted flooring, a bespoke fitted double wardrobe and an abundance of natural light from windows to the front and side. A striking full-height picture window to the rear perfectly captures the beautiful outlook across the garden and surrounding countryside.

The en suite area incorporates a wash hand basin with vanity storage and tiled flooring, leading to a separate shower area fitted with a shower enclosure, WC, heated towel radiator and rear-facing skylight window. The suite also benefits from hatch access to the attic.

Bedroom 3

A generous double bedroom featuring carpeted flooring, a fitted wardrobe with mirrored sliding doors and front-facing windows with additional skylight windows above, providing excellent natural light.

Bedroom 5

A further double bedroom with carpeted flooring, fitted wardrobes with mirrored sliding doors and a side-facing window with an additional skylight window above.

Mezzanine Area

A fantastic feature of the property, the open-plan mezzanine is currently utilised as a home office but offers excellent flexibility as an additional sitting area, reading space or family room. Oak flooring, windows to either side with skylight windows above and contemporary glass balustrades overlooking the spectacular kitchen and sitting room below create a bright and impressive space, while allowing the countryside views to be enjoyed from the upper level.

Family Bathroom

The contemporary family bathroom is fitted with a bath, separate walk-in shower, WC and wall-mounted wash hand basin with vanity storage. Further features include tiled flooring, a heated towel radiator and rear-facing skylight window.

Gardens

The property enjoys beautiful, fully enclosed gardens with a desirable south and south-westerly aspect, offering a high degree of privacy and magnificent open countryside views. The generous rear garden is predominantly laid to lawn and complemented by mature trees, established flower borders, plants and shrubs. A substantial wraparound sun deck can be accessed directly from the main living accommodation and Bedroom 2/family room, providing an exceptional space for al fresco dining, entertaining and relaxing while taking full advantage of the peaceful rural outlook. To the front, the garden features a small lawn and an attractive raised planter with established flowers.

Driveway

A generous gravel driveway provides off-street parking for approximately three vehicles. A Building Warrant is in place for the addition of a car port.

Store Room

A substantial store room adjacent to the property provides excellent additional storage and benefits from power, lighting, rear-facing windows and doors to the front.

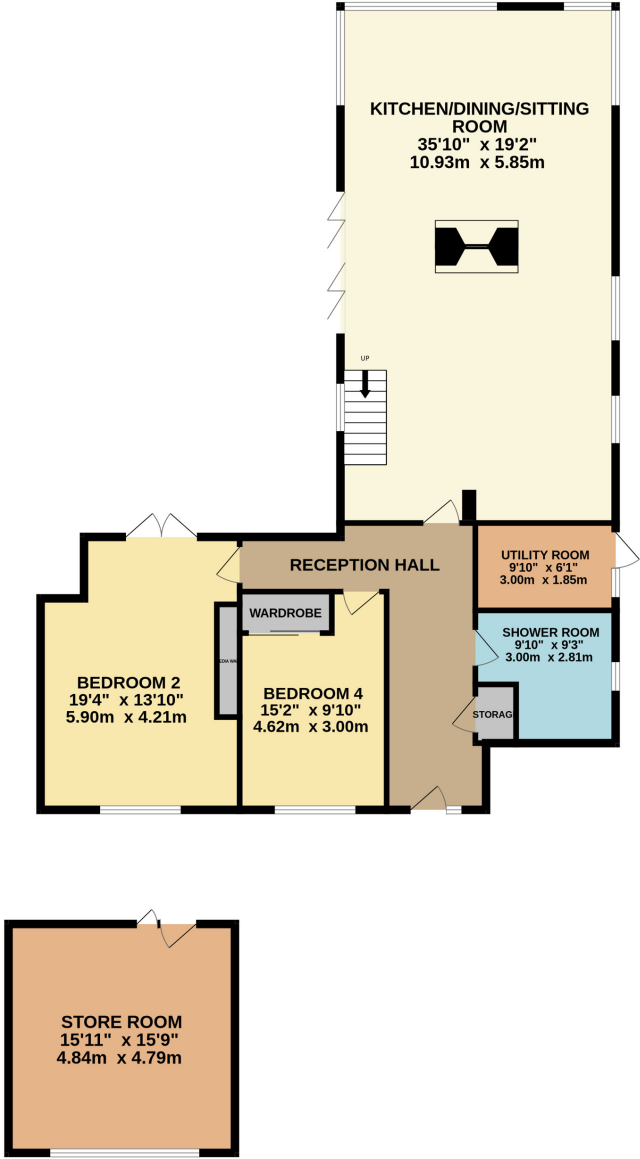
Water Supply

The property is served by a private water supply.

Heating

The property benefits from oil-fired central heating, with underfloor heating throughout the ground-floor accommodation, with the exception of Bedroom 2/family room.

GROUND FLOOR



1ST FLOOR



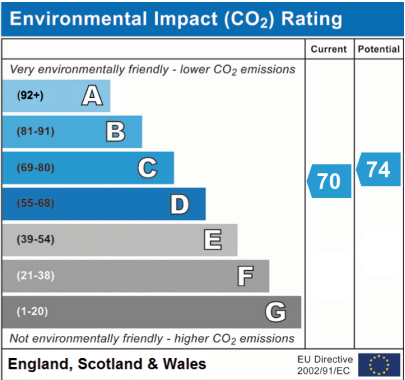
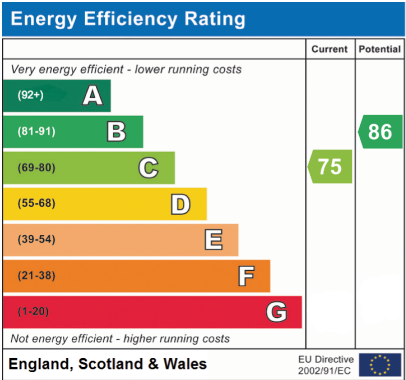
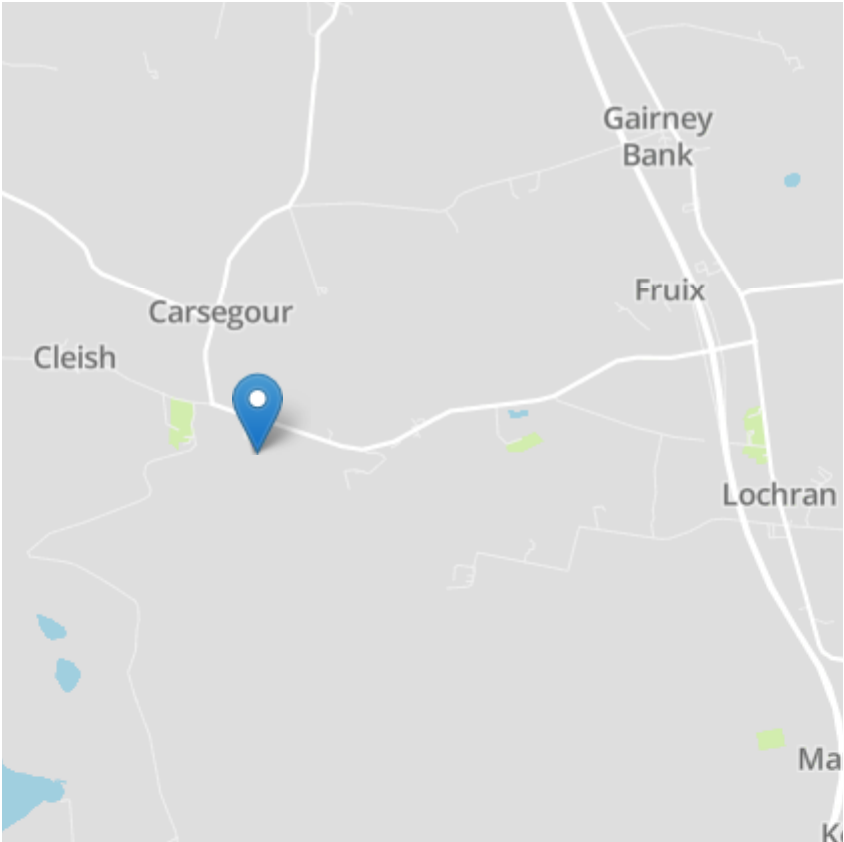
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Cleish is a popular rural village within easy access of the M90. Amenities include a highly regarded Primary School. The nearby town of Kinross offers a good range of shops, banks and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross-shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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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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