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COBWEBS, EASTER COLDRAIN *BY KINROSS, KY13 0QW*







Cobwebs, Easter Coldrain

Nestled in the picturesque hamlet of Easter Coldrain by Kinross, this charming 3 Bedroom Stone-Built Detached Cottage offers a tranquil escape in the heart of Kinross-shire countryside.

This cottage is a rare find in the market offering a tranquil rural lifestyle with spacious, all-on-the-level accommodation providing ample space for comfortable living and stunning countryside views that will take your breath away. The beautiful private walled cottage gardens offer a tranquil retreat, perfect for relaxing or entertaining guests and includes a luxury garden summerhouse/office that will impress all who view!

Boasting a welcoming entrance porch, generous lounge/dining room with traditional multi-fuel stove and original feature stone wall, luxury fitted kitchen/breakfast room with appliances, large hallway, utility room, modern fitted shower room, three good-sized bedrooms, including an en-suite bathroom, this property exudes character and charm.

With its idyllic location and array of features, this property is sure to capture your heart. Book a viewing today and be the first to see this outstanding stone-built Detached Cottage in the heart of Kinross-shire.

Offers Over £369,950



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DESCRIPTION

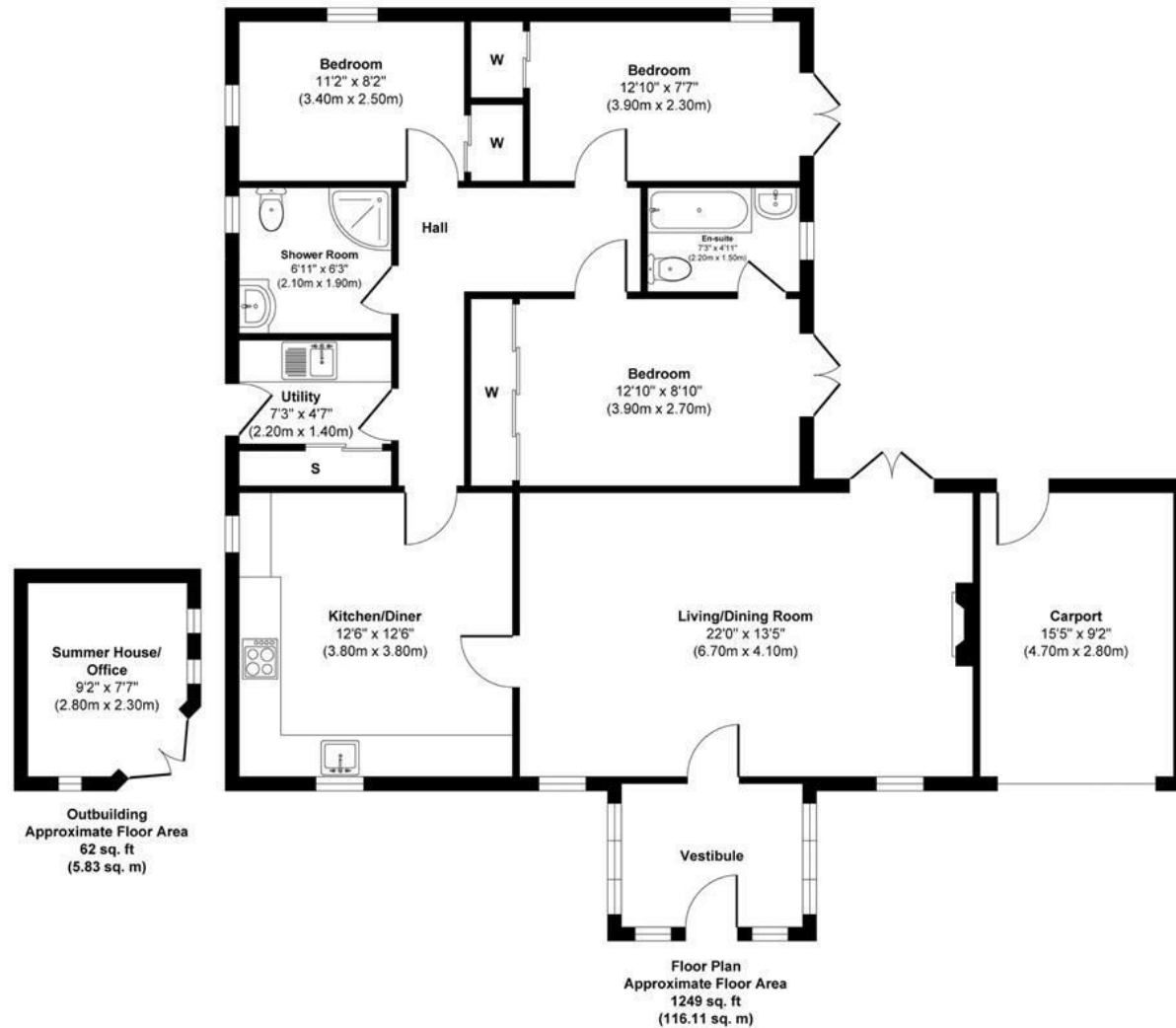
As you step inside Cobwebs in the pretty steading hamlet at Easter Coldrain, you are greeted by a spacious south-facing entrance porch leading to the beautifully proportioned lounge/dining room featuring solid oak flooring, french doors to the mature private gardens and a multi-fuel stove with feature original stone wall, perfect for cosy evenings with loved ones. The luxury fitted cottage-style kitchen/breakfast room complete with built-in appliances and modern shower room add a touch of modern convenience to this traditional abode.

With a generous floored attic providing additional space, this cottage offers more than meets the eye. The beautiful mature private walled gardens surrounding the property provide a serene outdoor retreat, ideal for enjoying the stunning rural location this sought-after Kinross-shire area has to offer. Additionally, the impressive summer house/office offers a versatile space that can cater to various needs including a wonderful work-from-home space.

Parking is a breeze with a carport and driveway accommodating up to three vehicles, making this home as practical as it is enchanting. From the peaceful surroundings to the impressive interior, this Cottage with all-on-the-level accommodation is sure to captivate all who have the pleasure of viewing it.

Don't miss out on the opportunity to make this stunning rural retreat your own. Call your local Professional Estate Agent Colin today to arrange your viewing appointment and start envisioning your future in this beautiful family home. 01383 699 000 | 07977 170505.





Approx. Gross Internal Floor Area 1311 sq. ft / 121.94 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

LOCATION

In a peaceful hideaway setting, Cobwebs enjoys a prime position within the picturesque hamlet of Easter Coldrain in an idyllic rural location a short distance to the north of the village of Cleish and just 3.5 miles (7 minutes drive) from the centre of the sought-after county town of Kinross.

Kinross-shire is an area of natural beauty and offers a wide range of recreational and leisure pursuits including the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. The nearby town of Kinross enjoys a scenic setting on the shores of Loch Leven. The lush rolling countryside is a perfect setting for walking, cycling, riding and golf, with many high quality courses within easy reach.

The location offers excellent access to many of Scotland's major cities via the M90 motorway including the centre of Edinburgh with all its city amenities and can be reached by road in about 35 minutes and Glasgow lies within about one hour. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Kinross itself offers a good selection of shops, supermarkets, primary school, secondary education at Kinross Community Campus, a choice of restaurants, cafés, pubs, hotel and leisure facilities including golf courses at Kinross & Milnathort. The Community Campus also houses Kinross library, Kinross museum and includes a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre.

Independent schooling is available at Dollar Academy, Glenalmond, Strathallan and Kilgraston and several Edinburgh schools including Fettes and Edinburgh Academy.

KEY FEATURES

- * Charming Stone-Built Extended Detached Cottage
- * With Character & Charm
- * Sought-After Rural Countryside Location
- * Lounge/Dining Room With Feature Multi-Fuel Stove
- * Luxury Fitted Cottage-Style Kitchen/Breakfast Room
- * Utility Room
- * Master Bedroom With French Doors & En-Suite Bathroom
- * 2 Further Good-sized Bedrooms
- * Modern Refitted Shower Room
- * Luxury Summer House/Office
- * Large Driveway & Substantial Carport
- * Beautiful Mature Walled Private Gardens
- * Oil Central Heating & Double Glazing

GARDENS, PARKING & CARPORT

The substantial carport and walled driveway provides parking space for up to three vehicles, ensuring convenience for you and your visitors.

One of the highlights of this property is the beautiful walled private cottage gardens, where you can unwind and enjoy the tranquillity of your surroundings. The stunning countryside views add to the appeal, creating a serene and peaceful environment. Additionally, the luxury summer house/office offers a versatile space that can be tailored to suit your needs, whether you're looking for a peaceful retreat or a productive workspace.

SERVICES

Mains Water, Mains Electricity, Oil fired Central Heating throughout & Private Drainage.

ARRANGE A VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin at AMAZING RESULTS!™ to see this property today. 01383 699 000 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

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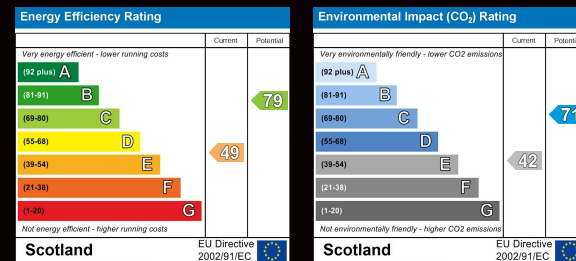
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NOTES

Under the Estate Agents Act 1979 we advise that the seller is an Associate of AMAZING RESULTS! Estate Agents.





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