



Morgans

PROPERTY

Leven Cottage , Wester Balgedie, KY13 9HE

Offers Over £380,000







Nestled in the charming village of Wester Balgedie, Kinross, this delightful detached cottage offers a unique opportunity for those seeking a tranquil lifestyle surrounded by nature. Set on generous grounds, the property boasts panoramic views over Loch Leven nature reserve to the front and Bishop Hill to the rear. The adjacent plot which is around an acre in size has a detached double garage and workshop and provides an ideal space for horses or a larger allotment if desired. Inside, the cottage features a traditional kitchen equipped with an Aga, seamlessly flowing into an open-plan lounge/Dining room. The lounge is enhanced by a wood-burning stove, providing warmth and comfort during the cooler months. This inviting space is perfect for entertaining guests or enjoying quiet evenings with family. There are three well-proportioned bedrooms, with the master bedroom benefiting from a convenient en-suite shower room & private sun room. This thoughtful layout ensures comfort and privacy for all family members or guests. The family bathroom has a built-in sauna, offering a luxurious touch to your daily routine along with additional w.c available in the separate utility room. The second reception room is on the upper level making the most of the stunning views over Loch Leven. This inviting space is enhanced by French doors that lead to a decked balcony, ideal for enjoying the picturesque surroundings and providing direct access to the rear garden.





OUTSIDE SPACE

The cottage is surrounded by a picturesque garden, which is a true highlight of the property. The garden includes a charming potting shed, perfect for gardening enthusiasts, alongside a vegetable patch that invites you to grow your own produce. The lush lawn, adorned with stocked borders, offers a tranquil space for outdoor enjoyment, whether it be for leisurely afternoons or entertaining. The rear garden is multi-layered making the most of the views on offer. The decking from the upper lounge offers an ideal al fresco dining spot with an additional seating area at the top of the garden enjoying views towards Loch Leven. There is ample space for parking adjacent to the property with double garage, workshop and field offering endless opportunities.

EXTRAS

All fitted floor coverings, light fittings and integrated appliances will be included in the sale. Additional items may be available by separate negotiation.

VIEWINGS

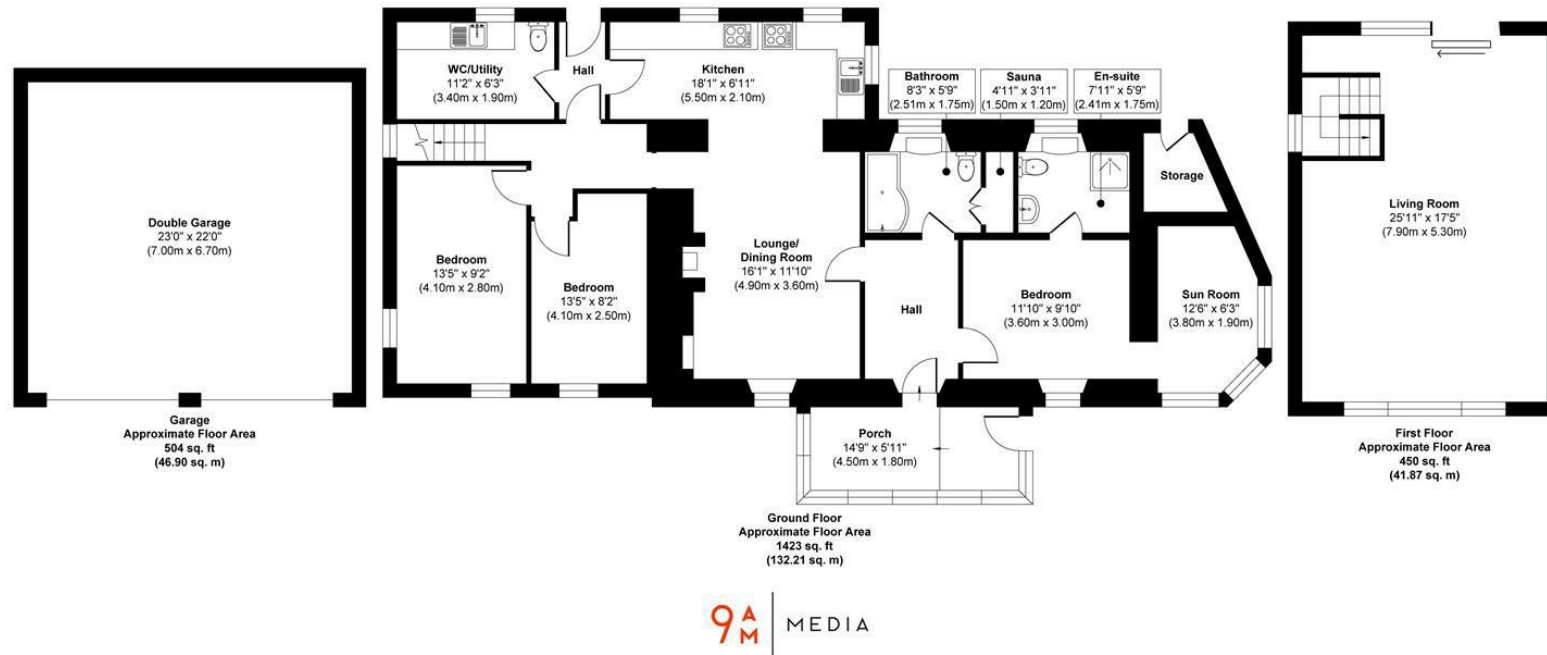
Viewings are strictly by appointment with Morgans



An aerial photograph of a rural landscape. In the foreground, there are large, brown, plowed fields and a green field. A road runs horizontally across the lower part of the image. To the right of the road, there is a village with several houses and a church. In the background, there is a large lake and hills.

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Approx. Gross Internal Floor Area 2377 sq. ft / 220.98 sq. m (Including Garage)

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



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