



Torwood, Blairadam
Kelty, KY4 0JA

Offers Over £234,000

County Estates are pleased to bring to the market this charming, detached cottage ideally situated directly under Benarty Hill in the picturesque setting of Lochran, Blairadam

This lovely family home offers a fantastic opportunity to enjoy modern living with beautiful countryside views. The spacious layout includes, a boot room, modern kitchen, lounge opening to the garden via French doors, two bedrooms and a shower room. The property is situated on a substantial plot providing a generously sized rear garden with open views, a garage and a private driveway providing ample off-street parking making it an ideal home for those seeking a semi-rural lifestyle.

Lochran near Blairadam offers a peaceful rural lifestyle with convenient access to amenities in nearby Kelty, Kinross and Cowdenbeath. Schooling options are available at Cleish Primary and Kinross High and it is within close proximity to Blairadam Forest, a popular spot for walking and outdoor activities. Loch Leven and Loch Ore are also only a 5 minute drive away. It is well-connected by the M90 motorway for easy travel to major cities. Further connectivity is provided by Cowdenbeath railway station and Edinburgh Airport, making Lochran an attractive location for both local and wider travel.

Entrance

Access to the property is via a white upvc door with decorative glazed panel leading directly to the boot room.

Boot Room

14' 2" x 6' 7" (4.31m x 2.01m)

The boot room provides a practical and functional space perfect for storing boots, coats and outdoor items. It also provides direct access to the rear garden and onto the kitchen and other living areas.

Kitchen

12' 2" x 9' 11" (3.71m x 3.02m)

The contemporary kitchen boasts sleek high gloss wall and base units, complemented by stylish worktops, splashback tiles and LVT flooring. It comes equipped with a Rangemaster electric cooker with five-burner gas hob, an integrated fridge freezer, under-counter dishwasher and washing machine. There is a window overlooking the rear providing beautiful views over the garden.

Lounge

13' 4" x 11' 11" (4.06m x 3.63m)

The inviting lounge provides the ideal place to relax, boasting tranquil garden views, a cosy log-burning stove, and French doors opening to the rear.

Principal Bedroom

9' 7" x 8' 5" (2.92m x 2.56m)

The principal bedroom features laminate flooring and ample fitted storage including triple wardrobes with sliding mirrored doors and additional storage overhead. Additionally, there is a window overlooking the rear with stunning views.

Bedroom Two

11' 5" x 7' 8" (3.48m x 2.34m)

Bedroom two provides quick-step laminate flooring and three windows that provide natural light and overlook the front of the property.

Shower Room

7' 5" x 5' 3" (2.26m x 1.60m)

The shower room is well-appointed with a corner shower cubicle featuring a rainfall showerhead, a sink with a vanity unit for storage, and a WC. There is also a large, heated chrome towel rail and an opaque window.





Garage, Driveway & Garden

The property features a convenient driveway that accommodates off-street parking for up to six vehicles. To the rear is a wrap-around garden offering a tranquil outdoor retreat with beautiful open views, featuring a spacious paved patio ideal for summer entertaining, along with designated areas for growing herbs and fruit trees, creating a charming and functional outdoor space. Additionally, there are two large summer houses, dog kennels, and a garage equipped with light and power offering a versatile space and storage solutions.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and curtain poles. The Rangemaster cooker, the integrated fridge freezer, the under-counter dishwasher and washing machine. The two summer houses and the dog kennels.

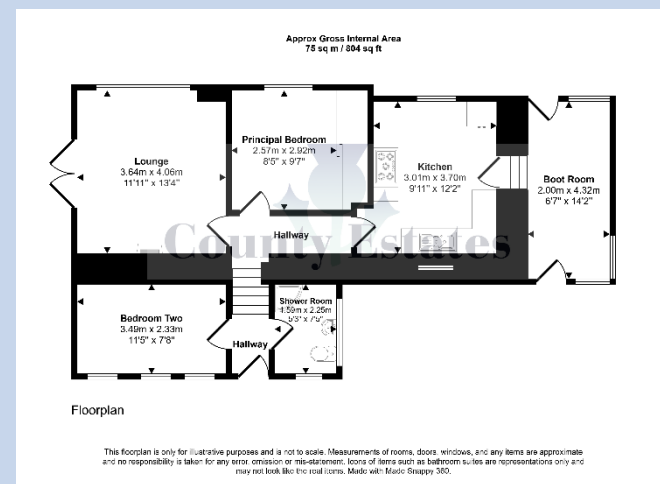
Heating & Glazing

This property benefits from a gas central heating system and is double glazed throughout.

Home Report

To view this home report please email us on: admin@county-estates.net





County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net