

Laurel House

NIVINGSTON, CLEISH, KINROSS, KY13 0LS



*WONDERFUL SIX BEDROOM HOME WITH
OPEN VIEWS ACROSS THE COUNTRYSIDE*



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present Laurel House a delightful mid-terraced villa, part of a former hotel, now beautifully converted into a spacious six-bedroom home.

Access is through the porch into a welcoming inner hallway, from which all rooms, including a handy WC on the lower level can be reached. Large storage cupboards feature throughout, and a grand lounge awaits, complete with a multi-fuel log burner and bespoke feature surround. This opens into a sun room, perfect for a dining table, offering delightful views over the countryside.



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The kitchen is well-sized, located at the rear, with ample wall and floor-mounted units, and a breakfast/dining area with a large pantry. A large utility & drying room is also on this level.



The accommodation on the lower level is completed by two large double bedrooms, one of which has an en-suite bathroom.



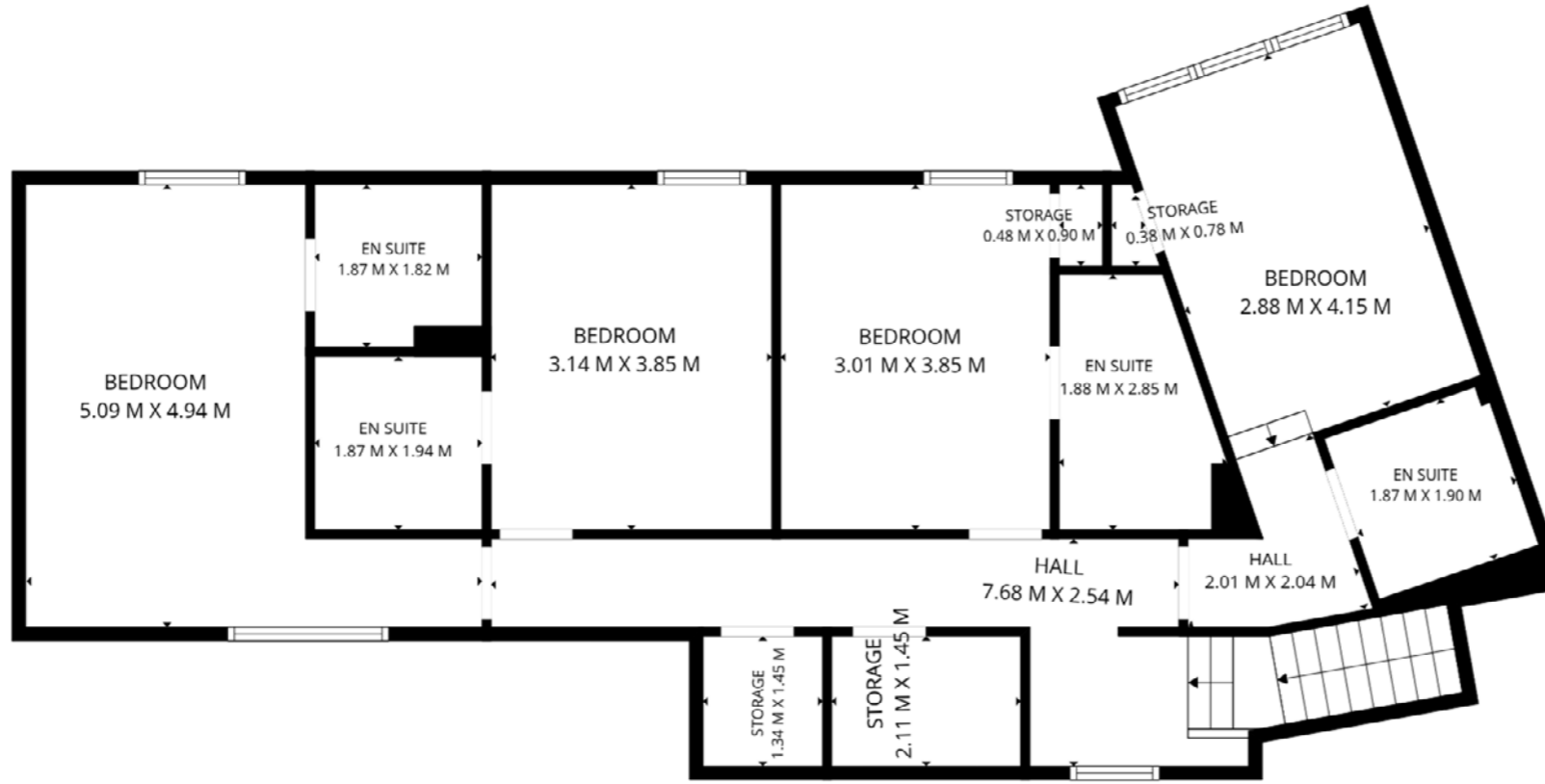
Upstairs, the property boasts four large double bedrooms, each with its own en-suite, and the views from the front offer panoramic countryside vistas over Kinross-shire and Perthshire.



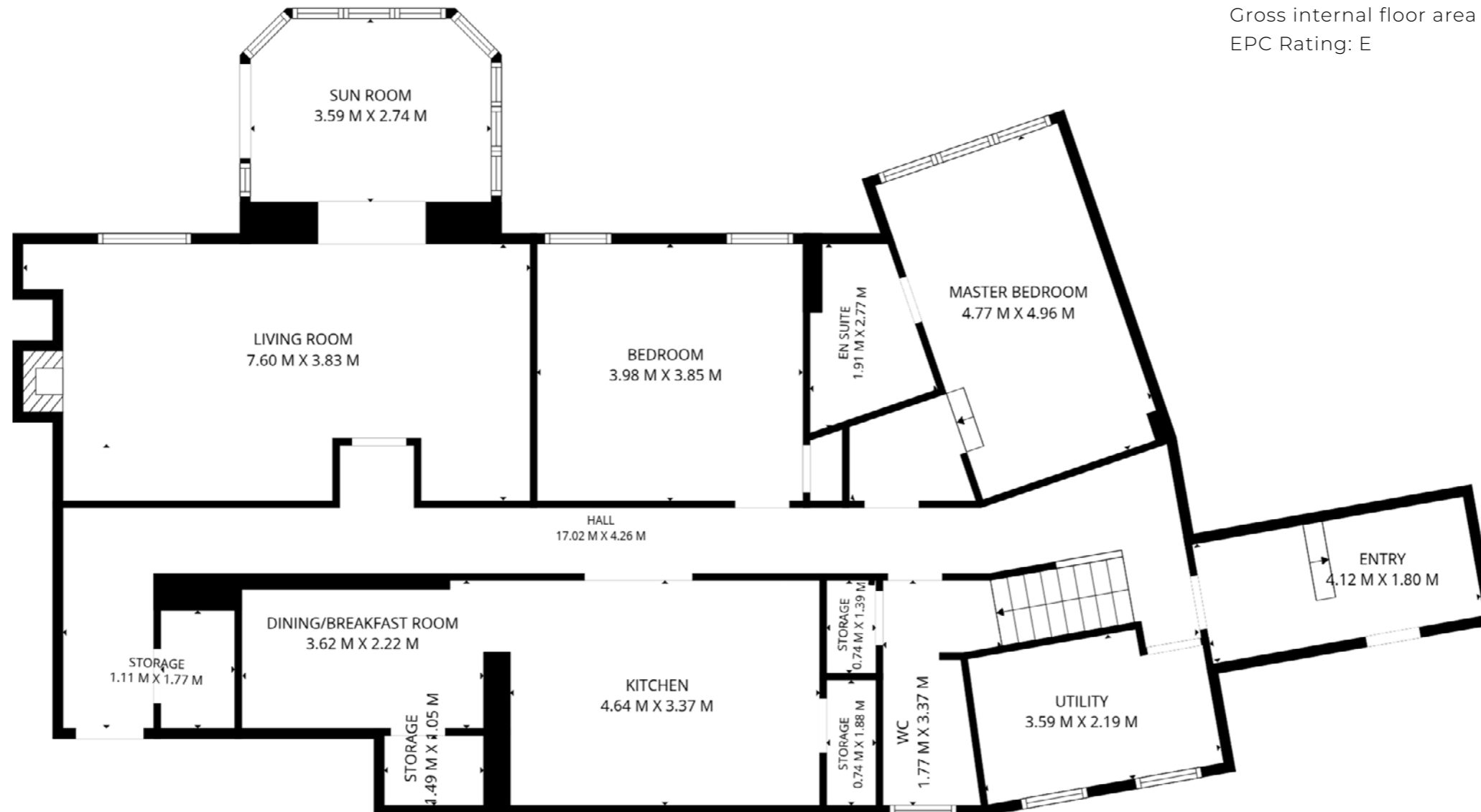
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Gross internal floor area (m²): 242m²
 EPC Rating: E





Parking is to the rear with two spaces, while the front offers an enclosed garden with those idyllic countryside views. With super-fast broadband already installed, this property is perfectly equipped for the modern digital lifestyle. Laurel House is a must-see, offering both space and flexibility for a growing family.



Laurel House is situated on the outskirts of the small rural hamlet of Cleish and enjoys open countryside aspects. The hamlet of Cleish lies 3 miles to the South West of the town of Kinross, a ten minute drive away, and is a much sought after location being approximately 15 minutes from Dollar and 25 minutes from Edinburgh International Airport. For the commuter the M90 provides swift access northwards to Perth and on to Dundee and southwards to the Forth Road Bridge and Edinburgh.

Cleish has a well-regarded primary school, village hall and church and a wide range of facilities can be found in nearby Kinross including a good selection of High Street shops, banking via Post Office, restaurants and a Sainsbury's supermarket. Private schooling is available nearby with the likes of Dollar Academy as well as Strathallan at Bridge of Earn. Kinross High School was recently rated top secondary within Perth & Kinross.

Nearby Leisure facilities include two 18-hole Golf Courses, a Curling Rink, a new Community Campus with primary and secondary schools as well as a Library and a leisure centre. The countryside encompasses the Ochil Hills to the north as well as the Lomond Hills to the east. Trout fishing is available on Loch Leven and there are many attractive walks and cycle paths in the district.

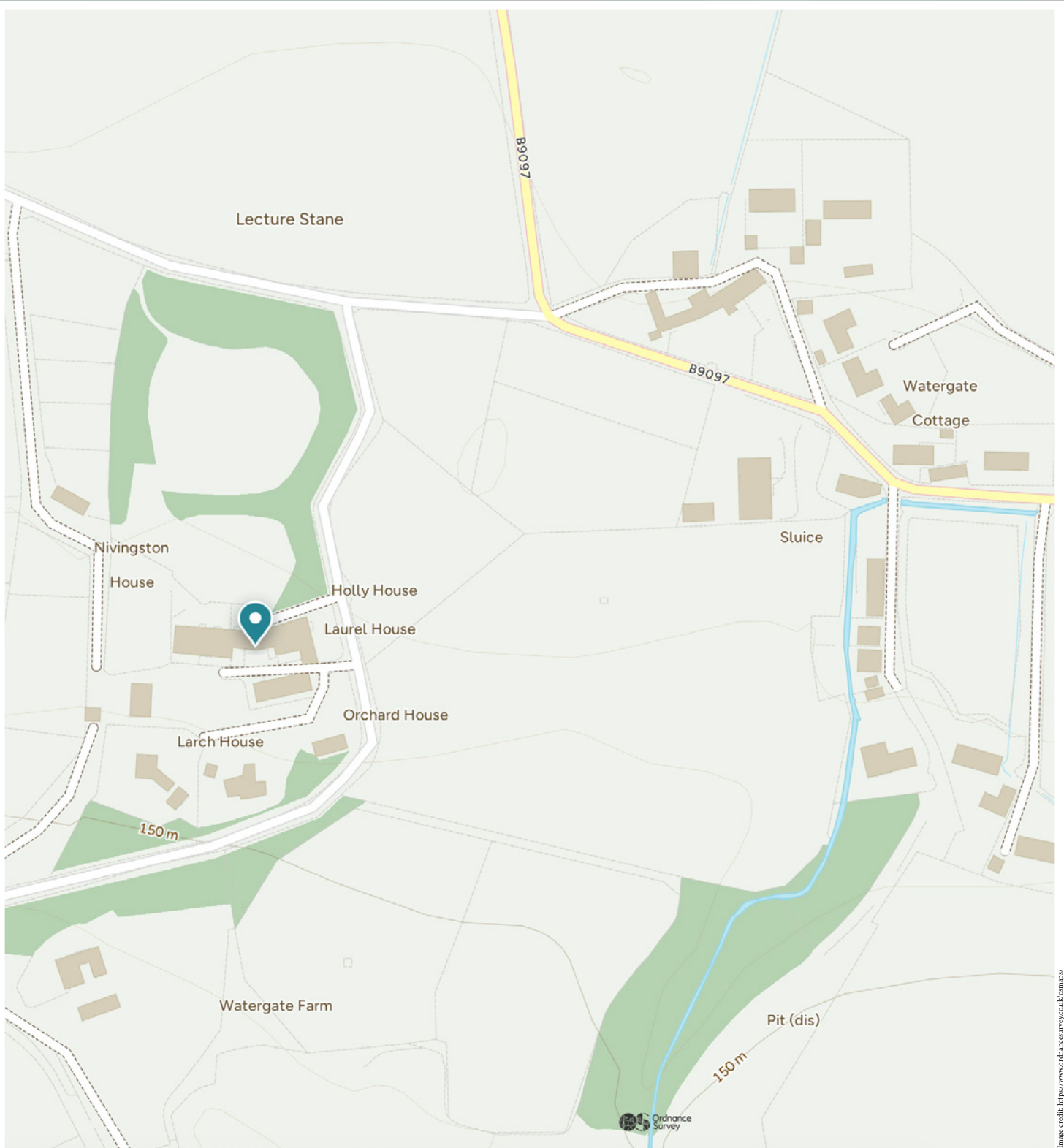


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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