



Spion Kop Leslie Road, Scotlandwell, Scotlandwell, KY13 9JE

Offers Over £299,995





Well-Presented Detached Home



Stunning Location with Breath Taking Views



2 Reception room



EPC Rating - E



Kitchen



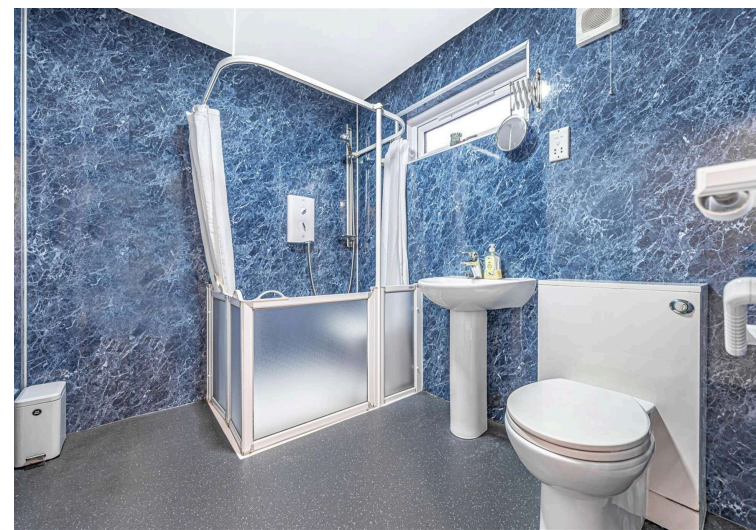
5 Bedrooms



Shower Room, Family Bathroom and Cloakroom



Council Tax Band - E





Welcome

Nestled within the highly sought-after village of Scotlandwell, this substantial five-bedroom detached home offers a perfect blend of comfort and space. The property enjoys an elevated position with attractive open views and offers over 1,500 sq ft of versatile living accommodation, making it an ideal choice for growing families.

The property has been enhanced by the installation of a new heating system in 2024, providing improved efficiency and peace of mind for prospective purchasers.

The accommodation is both spacious and flexible. A practical utility room provides access to the modern fitted kitchen, which enjoys a central position within the home. The generous dining room, complete with a charming bay window overlooking the front garden and surrounding views, creates an excellent space for family gatherings and entertaining. The bright and welcoming lounge offers direct access to the garden, seamlessly connecting indoor and outdoor living.

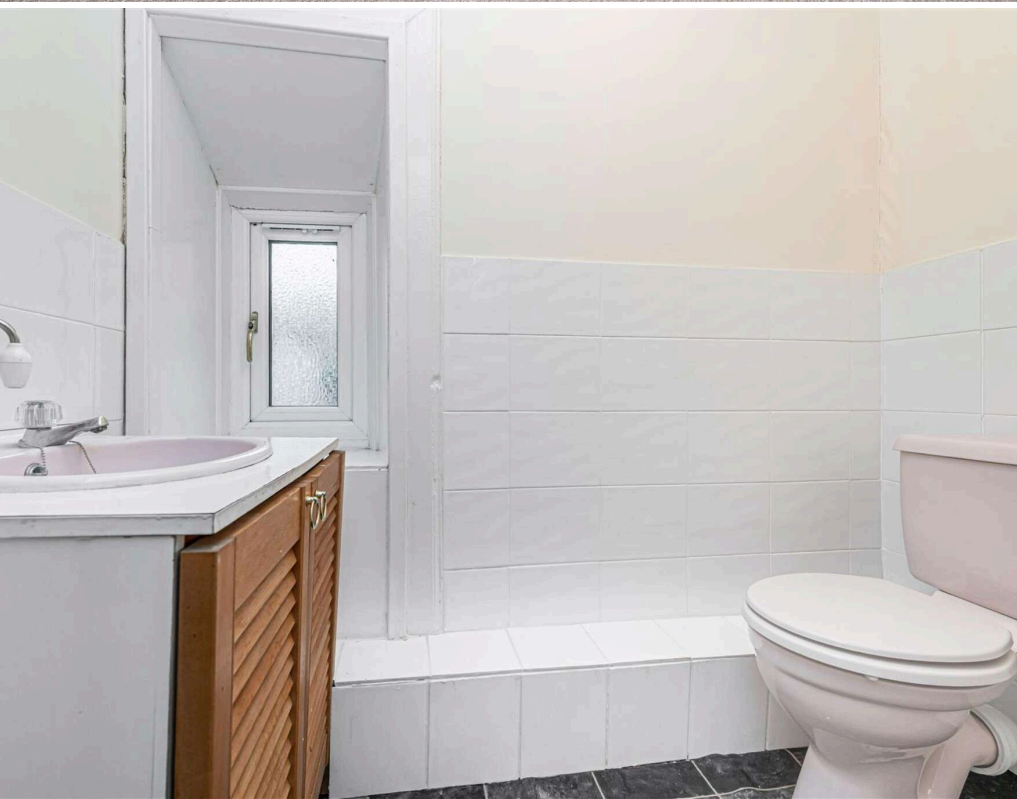
A ground floor bedroom and contemporary shower room provide excellent flexibility, whether for guests, home working, or those seeking accommodation on one level.

The upper floor comprises four further well-proportioned bedrooms, one benefiting from its own cloakroom, together with a family bathroom. The adaptable layout offers plenty of space for larger families or those requiring additional work-from-home options.

Externally, the property continues to impress. A private parking area to the front provides off-street parking for two vehicles, while the large enclosed patio offers an excellent setting for outdoor dining, entertaining and enjoying the peaceful surroundings. A further chipped garden area provides additional outdoor space and potential for landscaping.

Scotlandwell is a charming Kinross-shire village surrounded by beautiful countryside, offering a superb balance of rural tranquillity and accessibility, with Kinross, the M90 motorway network and Loch Leven all within easy reach.

This is a fantastic opportunity to acquire a spacious family home in an attractive village setting, benefiting from generous accommodation, stunning views and a recently upgraded heating system.





LOCATION

Scotlandwell is a picturesque village within Kinross-shire. It lies to the east of Loch Leven, approximately 4 miles east of Kinross and 4 miles west of Glenrothes. Scotlandwell is host to Kinross-shire's historic site, The Well and Wash House. Spring water from the well, from which the village gets its name, was thought to cure many diseases and was famously visited by King Robert the Bruce. Within the village you will find the Well Country Inn and just a short distance away in Kinnesswood you will find a village shop and a well-respected primary school. Secondary education can be found in Kinross with Dollar Academy also within easy reach (bus services run to both schools). A wider range of amenities such as supermarkets, banking and leisure facilities are available in Kinross and Glenrothes. As well as its countryside walks and leisure facilities the area is renowned for its excellent golf courses, fishing on Loch Leven and the nearby RSPB Nature Reserve. The M90 gives quick access to both Perth and Edinburgh. There is a Park and Ride service at Kinross with regular express coach services to Edinburgh and Perth. There is a train station at Inverkeithing with services into Edinburgh Park, Haymarket and Waverley, as well as a further Park and Ride service. Edinburgh Airport, situated on the western periphery of Edinburgh, has a wide range of domestic and international flights. The property is situated at the entrance to Portmoak Moss once used by local people as a source of peat for the fire, 'The Moss' has been managed as a community woodland in partnership with the Woodland Trust since 1996. Trails provide an opportunity to see a rich variety of wildlife including red squirrels, roe deer, greater spotted woodpeckers, long-tailed tits, damsel flies, dragon flies and butterflies.





Viewings & Extras

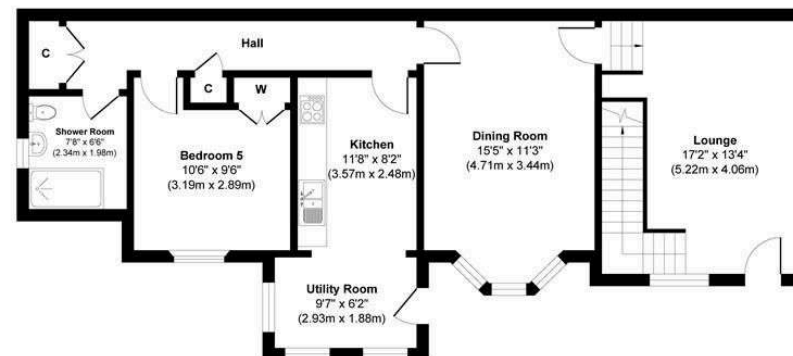
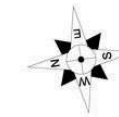
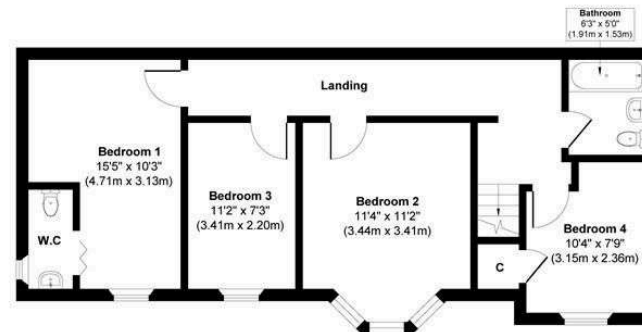
Viewings are strictly by appointment through Morgans.

Fitted floor coverings, light fittings and free standing appliances will be included in the sale. Appliances are sold as seen.

Morgans Property Package

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Approx. Gross Internal Floor Area 1543 sq. ft / 143.30 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

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