



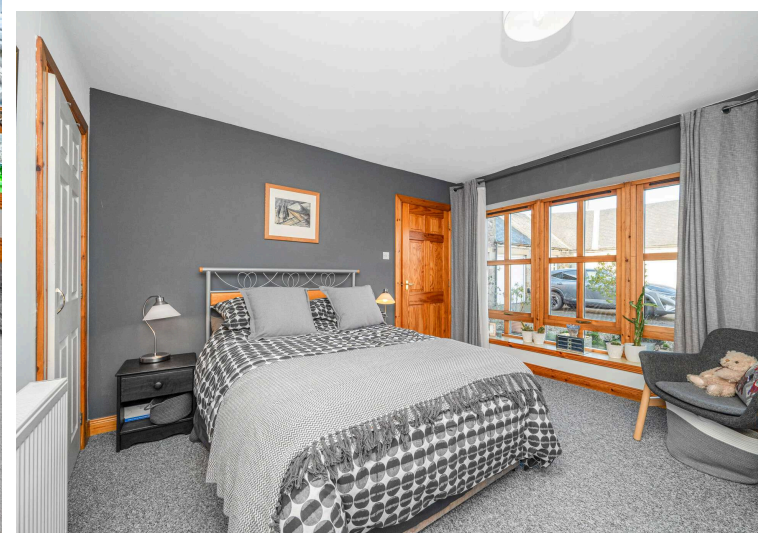
Morgans

PROPERTY

2 Carsegour Steadings, by Cleish, Kinross, KY13 0LG

Offers Over £395,000





Charming Stone built semi detached cottage



Spacious Accommodation



3 Reception Rooms



EPC Rating - C



4 Bedrooms



2 En-suites & Family Bathroom



Kitchen & Utility Room



Council Tax Band - G





## Welcome

Located on the outskirts of the charming semi-rural area of Cleish, Kinross, this well-presented stone built semi detached cottage offers a delightful blend of modern living and countryside charm. With three spacious reception rooms and four good sized bedrooms, this property is perfect for families seeking a tranquil lifestyle while remaining conveniently close to local amenities.

Upon entering, you are greeted by a welcoming entrance hallway that leads to the upper floor and gives access to all ground level accommodation. The formal lounge is a spacious room complete with a cosy wood burner that adds warmth and character and large windows overlooking the front courtyard allowing natural light to flood the space. A door from the lounge leads to a useful ground floor double bedroom and en-suite shower room. The kitchen is fully fitted with ample units at base and wall levels and boasts a separate utility room, providing practicality and convenience for busy households. A separate dining room and w.c completes the ground floor accommodation. The dining room has patio doors leading to the rear courtyard, this seamless connection to the outdoor space makes it perfect for entertaining or simply enjoying a peaceful afternoon. The upper level boasts a brightly presented spacious third reception room with direct access to a balcony seating area and the outdoor courtyard. There are three further bedrooms on this level, one with an en-suite shower room and a family bathroom.

Outside, the property boasts private parking spaces to the front, ensuring convenience for residents and guests alike and leading to a single garage. The front garden is mainly chipped for ease of maintenance. The rear courtyard is private outdoor space, perfect for al fresco dining or simply unwinding after a long day.





## LOCATION

2 Carsegour Steading is situated within easy access of the M90 motorway, allowing for easy commuting to Edinburgh, Perth and Glasgow. Carsegour, is a hamlet situated close to the Village of Cleish, where there is a renowned primary school and further primary schools available in nearby Kinross, Fossoway and Milnathort. The property is also ideally situated for Dollar, Craigclowan and Kilgraston independent schools. Kinross provides plenty of amenities and services for day-to-day needs including supermarkets, bakery, cafes and restaurants, as well as a Park and Ride with regular bus services to Edinburgh and Perth. There are many local attractions in Kinross-shire and the surrounding area such as the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. Also on offer are numerous recreational facilities such as Golf, Tennis, Curling, Swimming and Rugby.



## Viewings & Extras

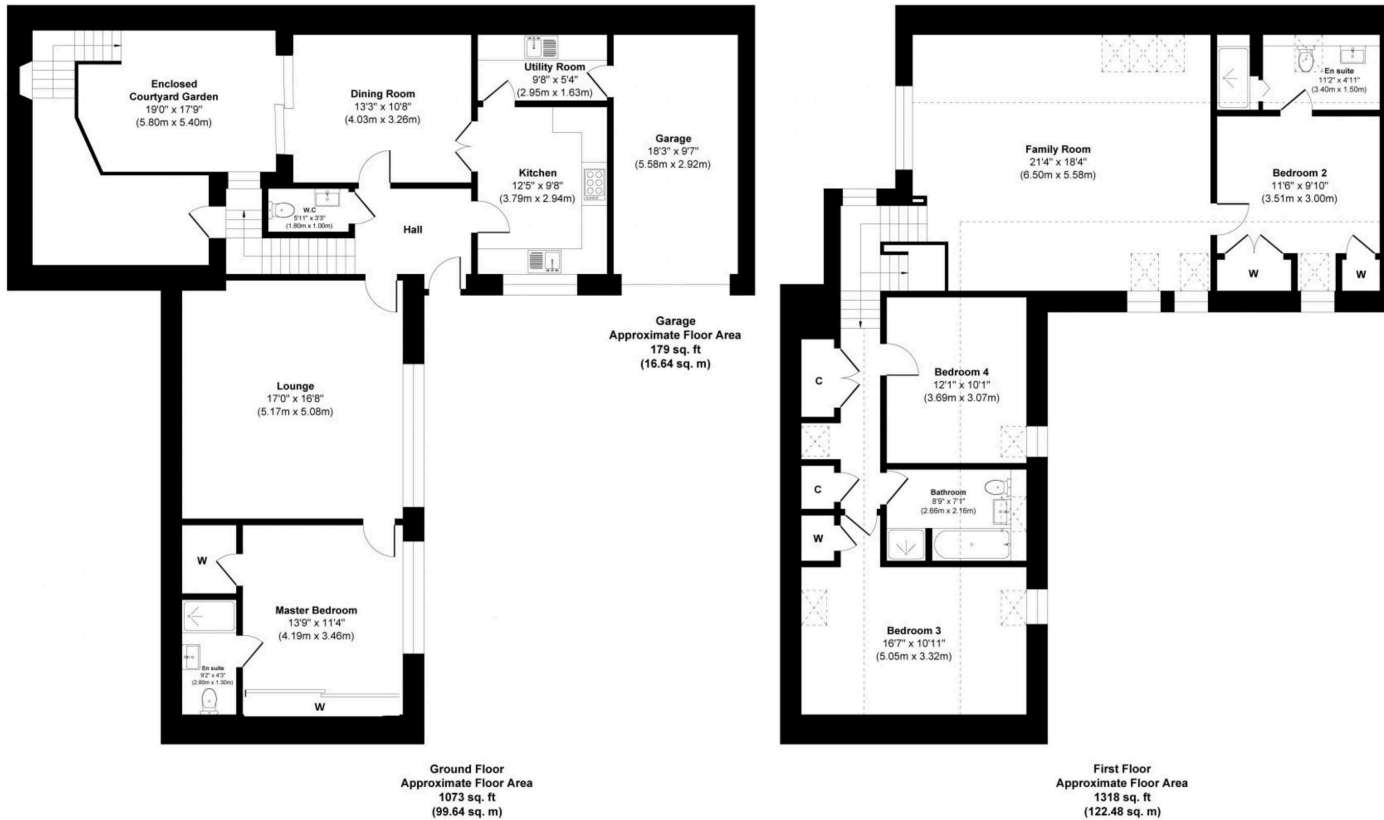
Viewings are strictly by appointment through Morgans.

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





**Approx. Gross Internal Floor Area 2570 sq. ft / 238.76 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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