

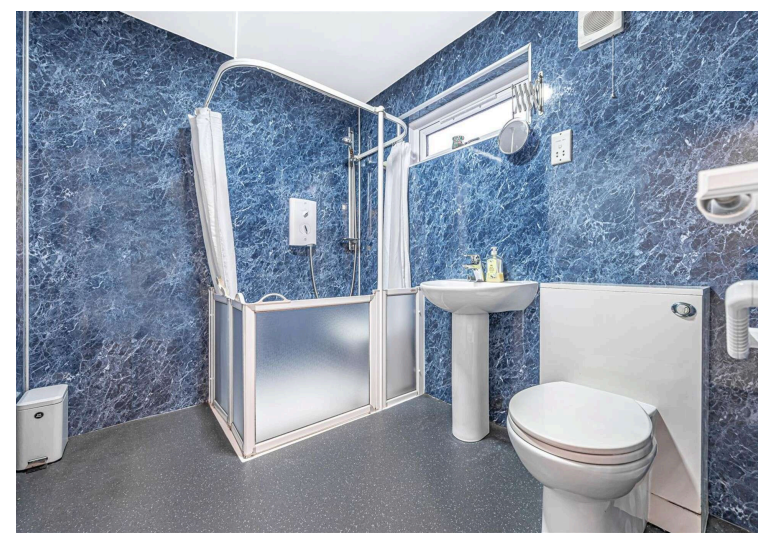


**Morgans**  
PROPERTY

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

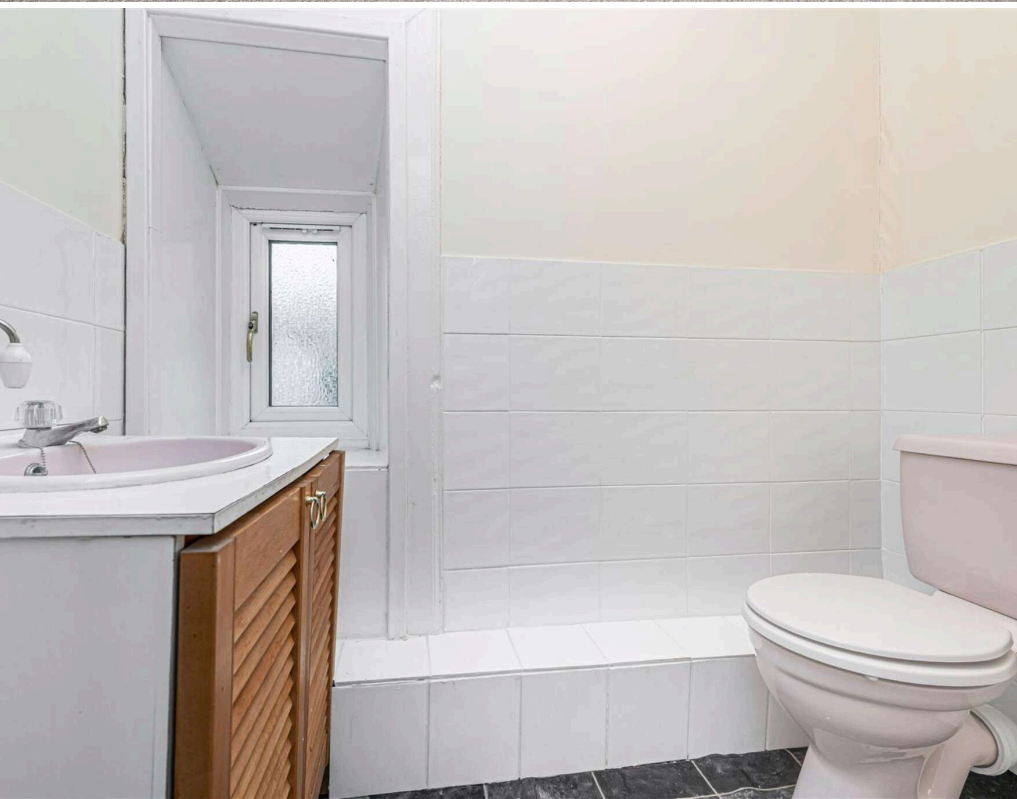


Council Tax Band - E



## Welcome

Nestled in the picturesque village of Scotlandwell, this well-presented detached home on Leslie Road offers a perfect blend of comfort and stunning natural beauty. Set on an enviable plot, the property boasts breathtaking views that enhance its appeal. Upon entering, you are welcomed into a practical utility area that leads directly into a modern kitchen, designed for both functionality and style. Adjacent to the kitchen is a spacious dining room, featuring a charming bay window that overlooks the front garden, creating a delightful space for family meals and entertaining guests. The lounge, accessible from the dining room, is a warm and inviting area, complete with a door that opens to the garden, allowing for seamless indoor-outdoor living. The ground floor also conveniently includes a bedroom and a family shower room, making it ideal for guests or those seeking single-level living. Ascending to the upper floor, you will find four generously sized bedrooms, one of which benefits from a convenient cloakroom. The family bathroom on this level ensures that all your needs are met, providing ample space for relaxation and privacy. Externally, the property features a parking area at the front, while the upper level boasts a large enclosed patio area, perfect for enjoying the fresh air and stunning surroundings. Additionally, a chipped area to the side of the property offers further outdoor space for leisure or gardening. This delightful home is not only a sanctuary of comfort but also a gateway to the natural beauty of Scotlandwell, making it an exceptional choice for families or anyone seeking a tranquil lifestyle in a stunning location.





## 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.

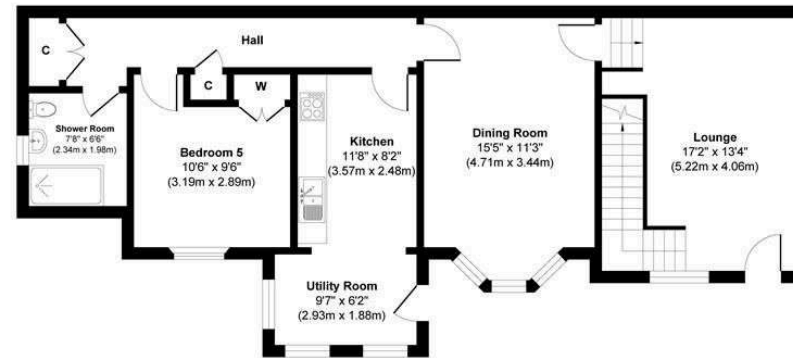
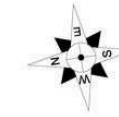
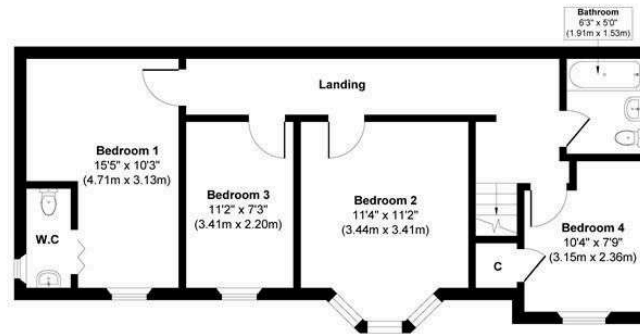
### AGENTS NOTES

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require

## 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 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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