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5 Wellside Park
SCOTLANDWELL, KINROSS, PERTSHIRE, KY13 9WF

Loch Leven



Kinross, Perthshire

Situated on the A911, Scotlandwell is an attractively maintained and floral award winning community village. The village affords local amenities including nearby Portmoak School and shop with Post Office in Kinnesswood. There is a local, family friendly hotel and village green. The local church and community centre have and active, well-subscribed diary of community events. All other amenities including supermarkets are found in nearby Kinross and Milnathort. Sport and leisure attractions in the area include curling, fishing, gliding, equestrian, shooting, swimming pools, walking and

cycling. The 9-hole golf course has lovely views over Loch Leven and the Lomond hills whilst Kinross offers an 18-hole course.

Kinross-shire is a beautiful county bordered by Perthshire to the North, Fife to the East and South and Clackmannanshire to the West. Set amidst gently rolling hills it is the ideal location for hillwalking, golf, cycling, fishing, and bird watching or just relaxing and enjoying the beauty of Scotland. The county town, Kinross, is situated at junction 6 on the M90 providing easy access

from Edinburgh, Glasgow, Dundee and Perth. A “park and ride” service makes travelling throughout East-central Scotland easily viable on a daily basis with many making the commute to Dunfermline or Edinburgh from here. Known as the gateway to the Highlands, Kinross-shire nestles around the stunning shores of Loch Leven. For a small county Kinross-shire is rich in history and natural beauty. Excellent schooling is available at both primary and secondary level with Dollar Academy, Strathallan, Kilcraston and Graigclowan all within easy reach.

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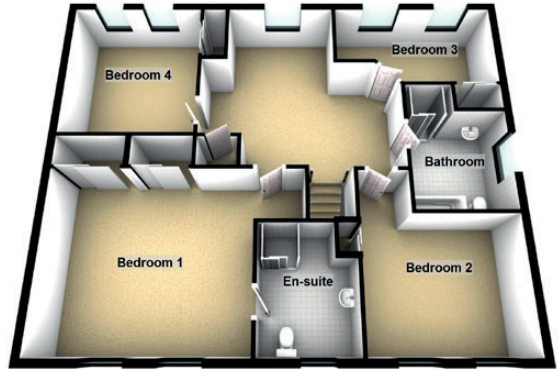
The Property

Part exchange available for this particularly appealing detached villa forming part of this desirable modern development. Internally the spacious accommodation is in excellent decorative order with a very high level of finish and would be of particular interest to the growing family. This is an excellent opportunity to acquire this stunning four bedroom family home situated in the sought after village of Scotlandwell. The welcoming reception hall is spacious and inviting and offers access to all apartments. The lounge is

contemporary and elegant with French doors to the gardens to the rear. The dining room faces the front and could equally be utilized as a television room or play-room. To the rear of the house is the spacious kitchen/diner, cleverly enhanced by the addition of a sunroom for all year round use as a family room. The utility room and guest cloakroom with toilet and shower completes the accommodation on the ground level. Upstairs finds master bedroom with en-suite shower room, three further bedrooms and family bathroom.

Externally there is an integral double car garage and off street parking for several cars with neat lawns to the front and lawns along with patio to the back overlooking open countryside.

Heating is via an air source heat pump, which also provides the domestic hot water, supplemented by solar panels. Underfloor heating at ground floor level, with wall mounted radiators fitted with the thermostatic valves at first floor level with underfloor heating in the en-suite and bathroom.



Approximate Dimensions
(Taken from the widest point)

Kitchen	7.39m (24'3") x 3.28m (10'9")
Living Room	6.82m (22'5") x 3.78m (12'5")
Sunroom	3.97m (13') x 3.75m (12'4")
Dining Area	3.78m (12'5") x 1.32m (4'4")
Utility	2.94m (9'8") x 1.78m (5'10")
Shower Room	2.14m (7') x 1.78m (5'10")
Bedroom 1	4.35m (14'3") x 3.40m (11'2")
En-suite	3.00m (9'10") x 2.06m (6'9")
Bedroom 2	3.78m (12'5") x 3.04m (10')
Bedroom 3	4.17m (13'8") x 2.61m (8'7")
Bedroom 4	3.27m (10'9") x 2.00m (6'7")
Bathroom	2.52m (8'3") x 2.46m (8'1")

Gross internal floor area (m²) - 200m²

EPC Rating - C

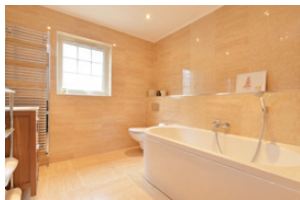
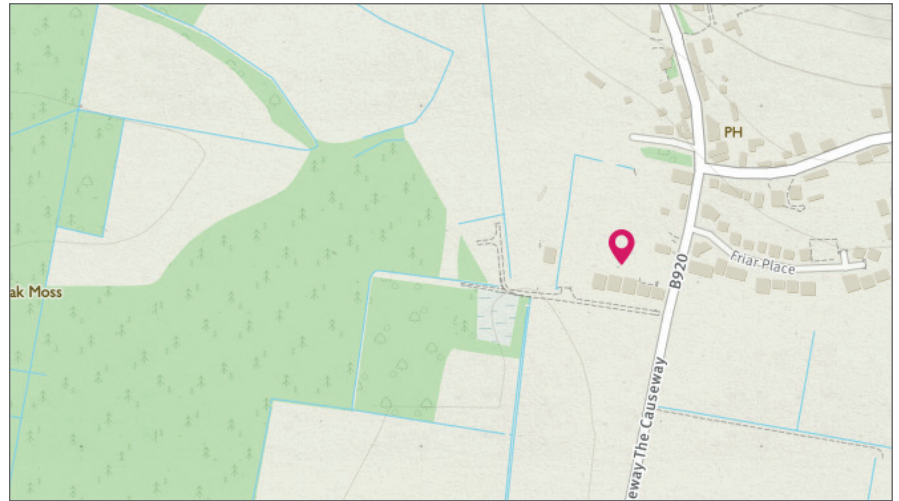


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Part
Exchange
Available



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