



Traditional two bedroom cottage

Exciting potential to extend with full planning permission

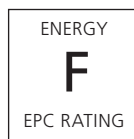


Beauford Cottage

Cleish, Kinross, Kinross-shire, KY13 0LS



Scan Here!



Cleish Kinross Kinross-shire

Beauford Cottage 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, Banks, Restaurants and a Sainsbury's Supermarket. Private schooling is available nearby with the likes of Dollar Academy as well as Strathallan and Kilgraston Schools at Bridge of Earn.

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.





Beauford Cottage

Beauford is a well presented traditional cottage with a contemporary, country feel within the traditional walls. The cottage opens out to present a spacious, modern home with a great sense of flow, with excellent use being made of natural light. Accommodation is formed over a single level although plans are available to extend into a four bedroom villa, providing a superb opportunity.

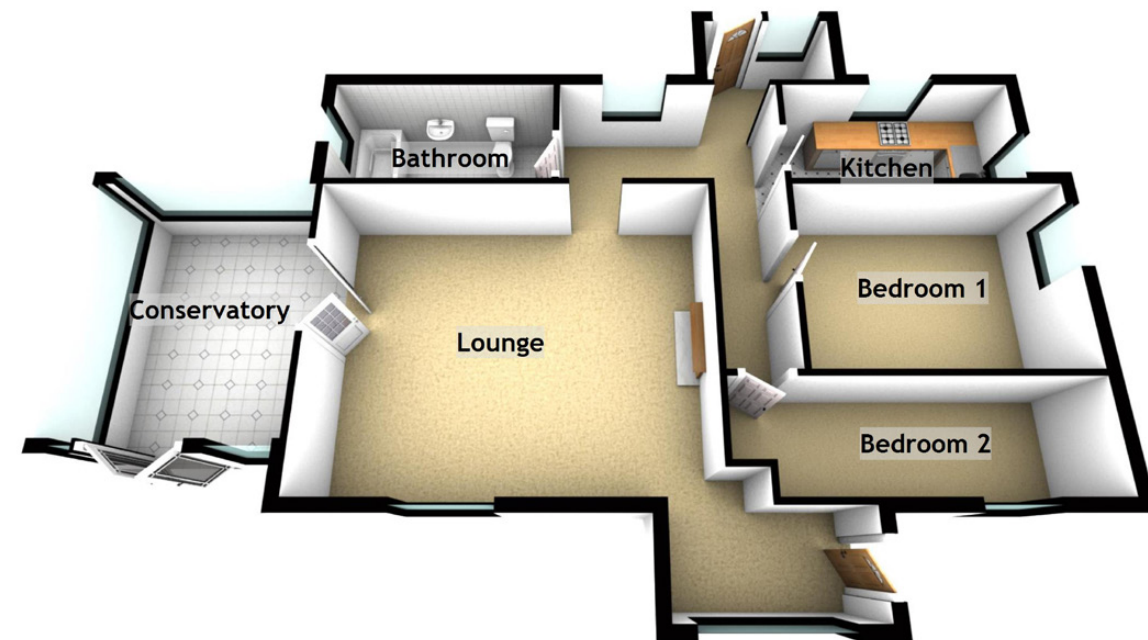
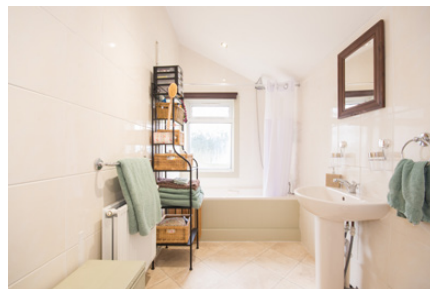
On arrival, the porch allows for boots and coats before leading into the welcoming entrance hall. From here access is given to all rooms in the property. The lounge where the focal point is the log burning stove in a recessed fireplace, is spacious, bright and comfortable with a small hall to the front of the house leading off to one side. This hall is currently serving as a home office/study. The conservatory sits at the end of the lounge with views to the gardens and hills beyond. The kitchen is presented in a country style. The family bathroom is spacious and equipped with shower over bath. Two bedrooms complete the accommodation.

To the exterior, the garden grounds are clearly defined. A garage or store room sits apart from the cottage.





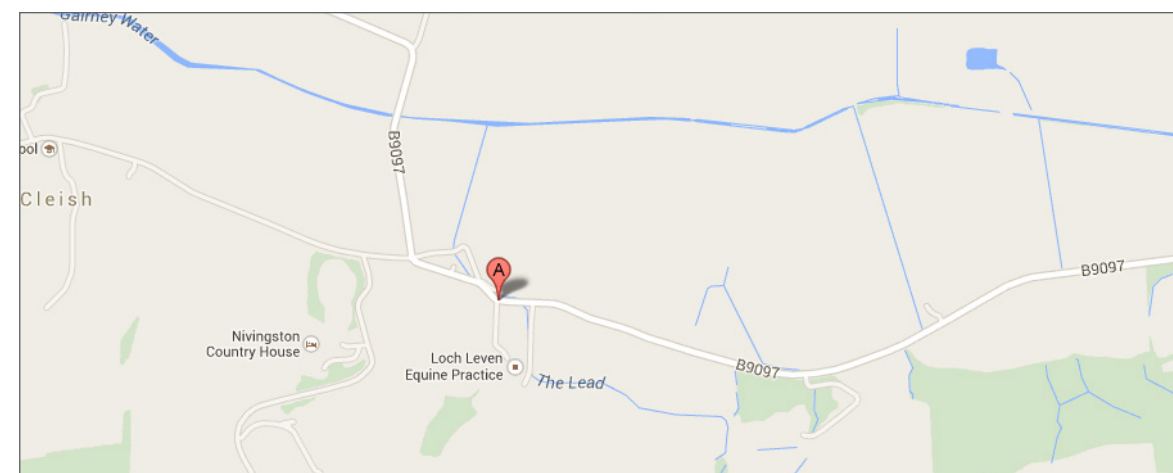
Bedrooms And Bathrooms



Approximate Dimensions

(Taken from the widest point)

Lounge	5.09m (16'8") x 4.55m (14'11")
Kitchen	3.49m (11'5") x 1.66m (5'5")
Conservatory	3.78m (12'5") x 3.11m (10'2")
Bedroom 1	3.97m (13') x 2.84m (9'4")
Bedroom 2	5.12m (16'10") x 1.59m (5'3")
Bathroom	3.38m (11'1") x 1.66m (5'5")





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