



Morgans

PROPERTY

Orchard Cottage,
Cleish, KY13 0LS

Offers Over £215,000



LOCATION

Kirkton of Cleish now known simply as Cleish is just 2 miles from Junction 5 off the M90 giving easy access to Edinburgh, Perth and Dundee. The hamlet also lies just off the A977 providing access to both the Kincardine and Clackmannan Bridges.

With its own well respected primary school and parish church, Cleish is a charming hamlet with an active local community. Secondary education, supermarkets, banking and medical amenities can be located in nearby Kinross just a 10 minute drive away.

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.





DESCRIPTION

Orchard Cottage is a traditional, semi-detached stone-built cottage dating back to 17th century and is part of a small group of former service buildings for Nivingston House. This property is located in a semi-rural location with parking to the side and a large patio to the rear. The accommodation comprises entrance hallway, lounge, kitchen, 2 double bedrooms and a family bathroom. Viewing is highly recommended to fully appreciate all this property has to offer.

Access is given from the front into a brightly presented entrance hallway which in turn gives access to all other accommodation. The lounge is a good sized with windows to both front and rear providing a great deal of natural light, wood burning stove and shelved recess. A doorway from the lounge gives access to the kitchen. The farmhouse style kitchen is fitted with ample units at base and wall levels, six burner gas cooker, breakfast bar, window to the front and door leading to the rear patio area. There are two good sized double bedrooms with windows to the rear overlooking the patio area and grounds beyond. The family bathroom is fully tiled with w.c, wash hand basin and bath with shower over and window to the side.

Externally this property benefits from a driveway to the side and a patio garden to rear. There is gas central heating and double glazing throughout and the cottage enjoys stunning countryside views with the surrounding grounds being maintained by the owners of Nivingston House. EPC - F

MEASUREMENTS

LOUNGE 4.8m x 3.5m (15'9" x 11'6")

KITCHEN 4.6m x 2.5m (15'1" x 8'3")

BEDROOM 1 3.7m x 3.1m (12'2" x 10'2")

BEDROOM 2 3.0m x 2.3m (9'10" x 7'7")

BATHROOM 2.3m x 2.1m (7'7" x 6'11")

EXTRAS INCLUDED IN THE SALE

All fitted floor coverings and light fittings.

VIEWINGS

Viewings are strictly by appointment with Morgans by calling 01577 863424.

MORGANS PROPERTY PACKAGE

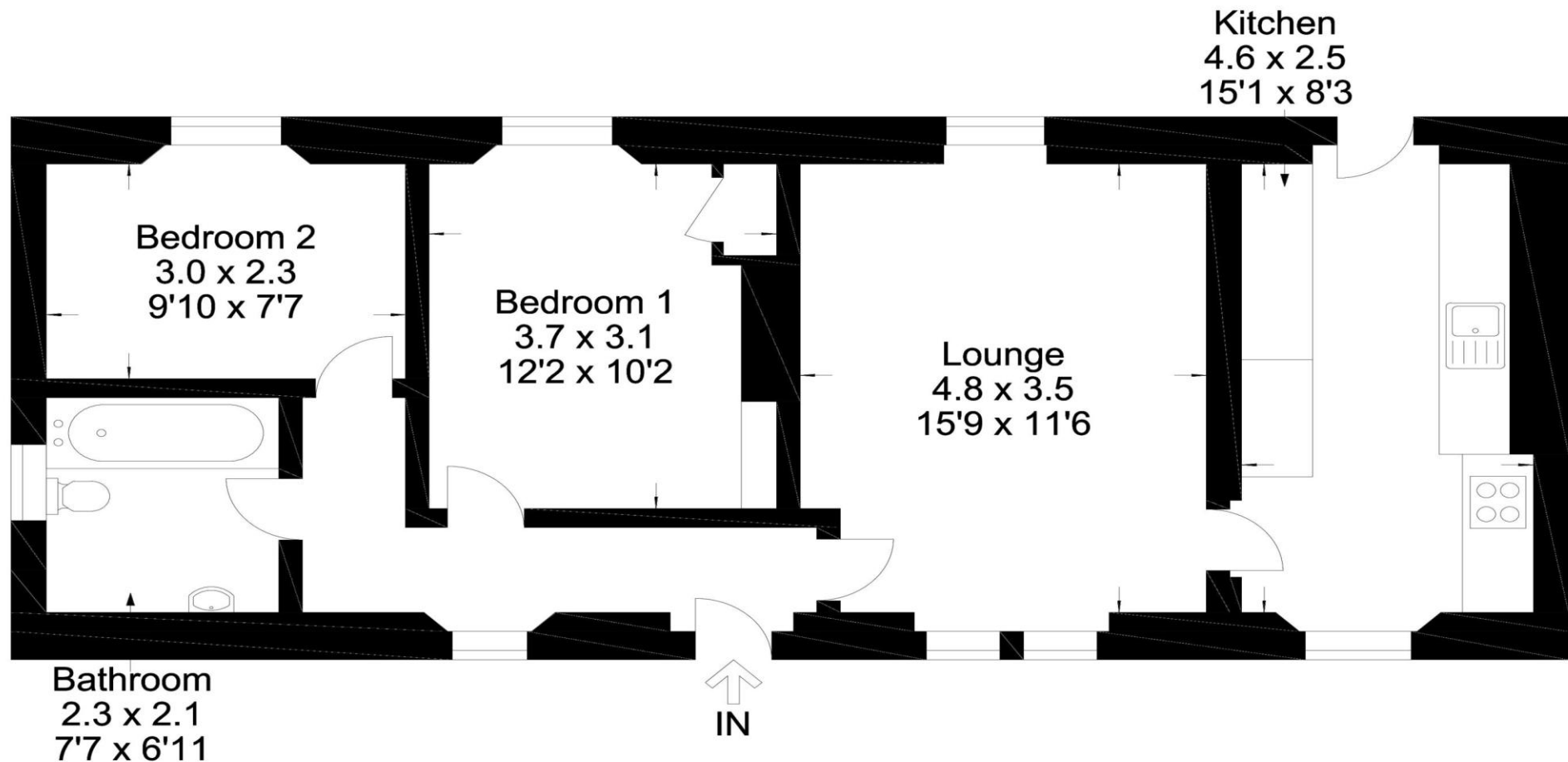
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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2021

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.

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