

Morgans PROPERTY

17 Wellside Park, Scotlandwell, Kinross KY13 9WF

Offers over £320,000

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- Three-bedroom semi-detached home
- Bright open-plan lounge/dining kitchen
- Eviable plot with large garden
- Monobloc driveway
- sought-after village of Scotlandwell
- Lovely open views to the rear
- EPC Rating - C
- Council Tax Band - D









Welcome

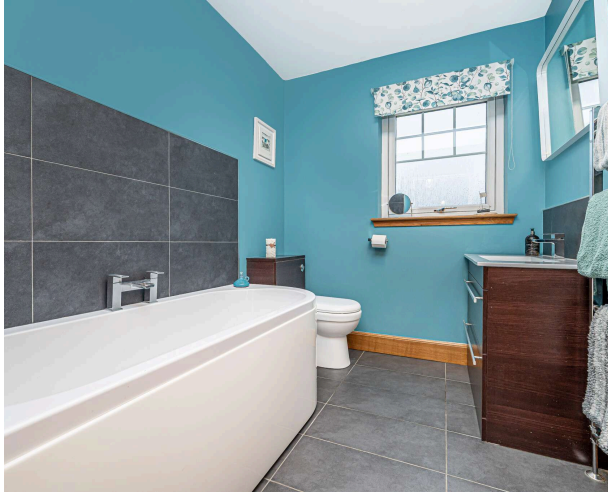
17 Wellside Park is a beautifully presented three-bedroom semi-detached villa occupying an enviable position in the street with generous gardens and open views. The property is situated within the sought-after village of Scotlandwell and offers spacious and flexible accommodation, ideal for a variety of purchasers including families, professional couples and those looking to enjoy a peaceful village setting.

Internally, the property is presented in move-in condition throughout. The ground floor comprises a welcoming lounge which flows seamlessly into the impressive open-plan dining kitchen, creating a bright and sociable living space. French doors from the dining area provide direct access to the garden, allowing indoor and outdoor living to combine effortlessly. A modern ground floor shower room adds further practicality and convenience. The upper level offers three well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, there is a monobloc driveway providing off-street parking for 2 vehicles, while the substantial enclosed gardens to the side and rear offer excellent space to enjoy the outdoors, where attractive open views provide a pleasant backdrop and add to the home's sense of space and tranquillity.

Scotlandwell is a charming village with a strong community spirit and excellent access to Kinross, the M90 motorway network and Loch Leven, making it an ideal location for commuters and those seeking a semi-rural lifestyle.







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 it 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
Viewings are strictly by appointment through Morgans.

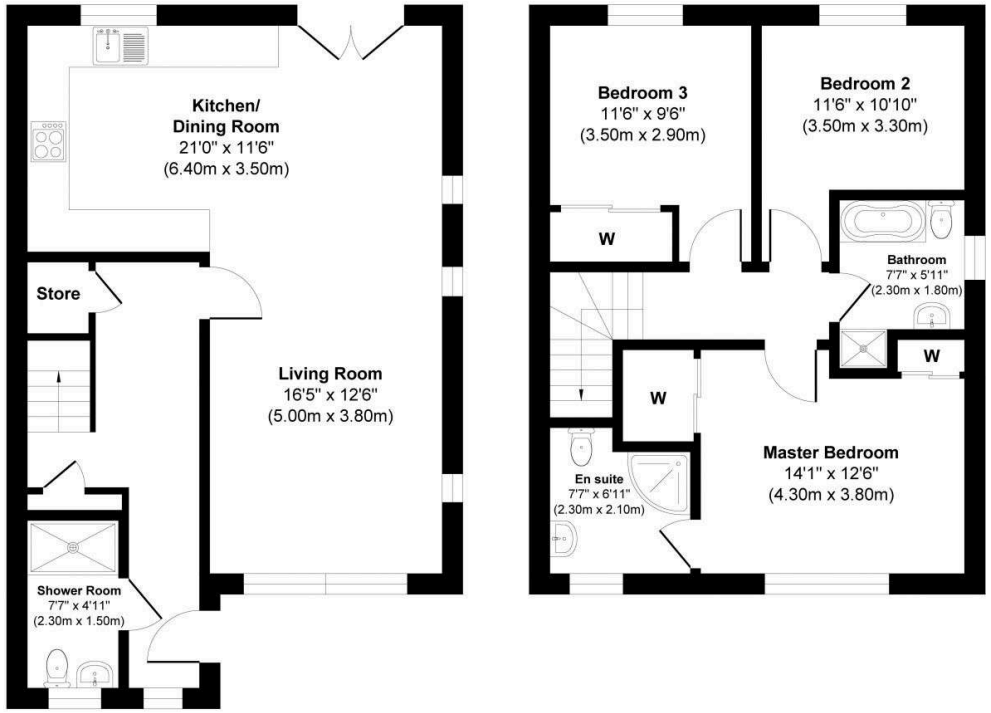
EXTRAS INCLUDED IN THE SALE
Fitted floor coverings, light fittings and integrated standing appliances will be included in the sale. Appliances are sold as seen.

The property benefits from having a ground source heat pump, a highly efficient heating system, with under floor heating on the ground floor.



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.



Ground Floor
Approximate Floor Area
551 sq. ft
(51.19 sq. m)

First Floor
Approximate Floor Area
507 sq. ft
(47.10 sq. m)

9AM MEDIA

Approx. Gross Internal Floor Area 1058 sq. ft / 98.29 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

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SOLICITORS | PROPERTY
62 High Street, Kinross, KY13 8AN
Tel: 01577 863424
www.morganlaw.co.uk

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