



**Morgans**

PROPERTY

New Build Leslie Road, Scotlandwell, KY13 9JE

Offers Over £500,000



4



3



2





EXAMPLE KITCHEN



EXAMPLE KITCHEN

We are delighted to bring to the market a unique opportunity to purchase a 4 bed Executive Detached Villa build by local Builder Cartmore Homes Ltd. This property will be completed to an exacting specification with high quality fixtures and fittings throughout. Air Source Heat Pump with electric boiler and ground floor under floor heating. An automatic sliding gate with remote control will be installed leading onto the property from Leslie Road and a gravel driveway will lead from the front entrance to the garage, with turning space. This property boasts uninterrupted views to the rear over Bishop Hill and the surrounding countryside. Purchasers will be given full input into the finish of this property and will have the opportunity to add a wood burning stove and solar panels. Full planning details can be found on Perth & Kinross Planning 22/02207/FLL.



Cartmore Homes Ltd is a company recently established for the purpose of developing one-off bespoke properties. The Directors, Andrea Shirley and Alistair McPherson, are simultaneously building a similar property for themselves on the plot next door. The layout of the two properties is identical and the finishings offered as standard, are similar to those being used in their own house. The main contractor A.J. McPherson Ltd, is a highly experienced groundworks contractor with 30 years in the construction business and an excellent reputation locally and nationally. Alistair McPherson is the owner and managing director of A. J. McPherson Ltd and will serve as Site Manager for the project. Alistair has previously project managed end to end development of several bespoke properties in the area. He employs an experienced team of builders and has a network of reliable and skilled local contractors he draws on.

## 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.

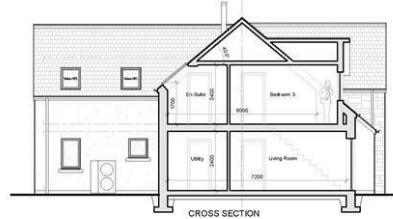
Scotlandwell is host to Kinross-shire's historic site, The Well and Wash House. Spring water from the well, from which the village gets its name, was thought to cure many diseases and was famously visited by King Robert the Bruce

Within the village you will find the Well Country Inn and just a short distance away in Kinnesswood you will find a petrol station, 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.





**SCHEDULE OF EXTERNAL FINISHES >**

**MAIN ROOF:** Corrugated Galvanised Sheet - Colour: Zinc / Black

**GUTTERS (DOWMMERS):** Union galvanised sheet raised galvanised Gutterbox - Colour: Zinc

**DOWNPIPE:** K-Panel Glazed Plastic (Sloped) Turbogrid - Colour: Bright White

**CLADDING:** Corrugated smooth Acrylic vented Timber Cladding, P10119 20140mm, Corrugated smooth Wood-Plastic Panelised - Colour: Ash

**WOODWORK:** Ian Austin Stone City & Thatched, Colour: Durhams Buff Sandstone

**EXTERNAL DOOR & WINDOWS:** Pre-finished White Primed with Alucob Color - P1015

**VELUX ROOFLIGHTS:** VELUX Rooflight with integrated LED light fittings

**STONEWORK PAVING & BASE COURSE:** Densified Pavior Argent Sandstone, Pavement dressed

**HEAT PUMP:** Mitsubishi Electric 14kW Monobloc Air-Source Heat Pump



Drawing Scale 1:100  
0m 1m 2m 3m 4m 5m  
0ft 1ft 2ft 3ft 4ft 5ft



Ref: 19/01901  
House Type Design for New Building Plots, Leslie Road, Scotlandwell  
Author: Alasdair McPherson & Andrea Shirley  
Drawing Title: Proposed Planning Design Drawing HANDED FOR PLOT 1  
Drawing Number: L1901006-H  
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62 High Street, Kinross, KY13 8AN

Tel: 01577 863424

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