



New Build Leslie Road, Scotlandwell, KY13 9JE
Offers Over £500,000



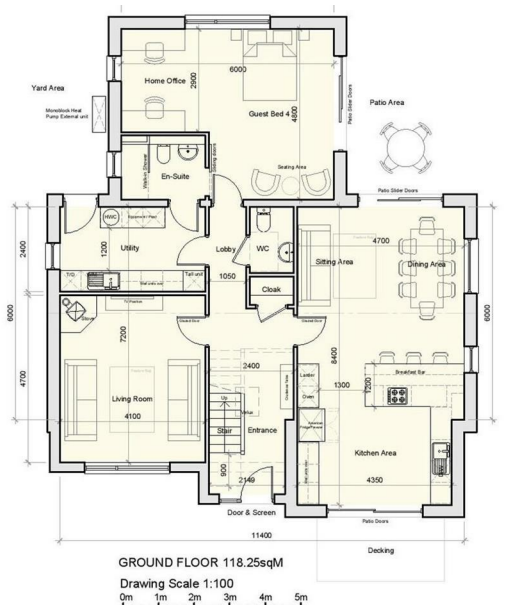


EXAMPLE KITCHEN



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

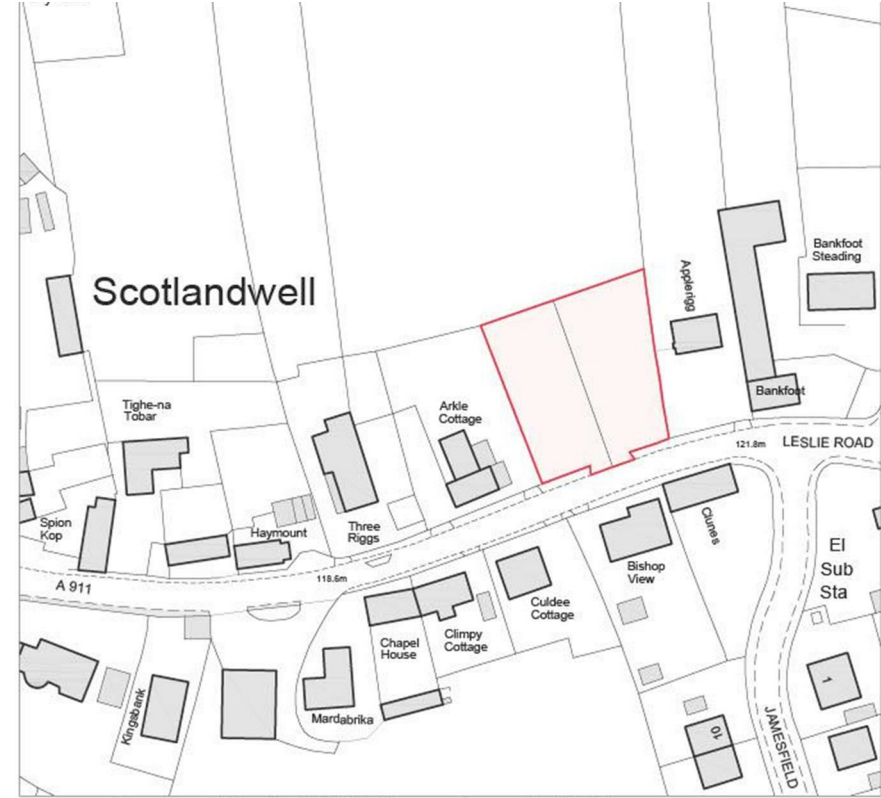
Scotlandwell is a picturesque village within Kinross-shire. It lies to the east of Loch Leven, approximately 4 miles east of Kinross and 4 miles west of Glenrothes.

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.



Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432

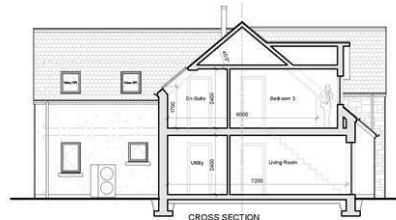
LOCATION PLAN

JOB TITLE





SIDE GABLE (EAST) ELEVATION



CROSS SECTION

SCHEDULE OF EXTERNAL FINISHES >
WALLS/ROOF
 Cope HD Heavy Gypsum Slab - Colour - Blue / Black
 HD Heavy Gypsum Slab
 Unadorned Formwork Insulation & Membrane - Colour - Magenta
EXTERNAL WALL FINISHES
 Kiferon Stone Finish (Shaped) Textured - Colour - Bright White
GLAZING
 Pilkington Quartz Argon filled Insulating Glass Unit (IGU) 2014 45mm
 Colour - Tinted Glass (Low E) (Optional) - Finish
WOODWORK/DOORS
 New Oak Solid Core 5 Thickness - Colour - Darkwood Rustic/Stratford
EXTERNAL DOORS (WINDOWS)
 Accoya - From ground level with Aluclad - Colour -RAL 7015
CEILING FINISHES
 MDR 1000 Type - Closed/Puff finish with LED cable fittings
CONCRETE/FLOOR & BASE FINISHES
 Dimple Plate Reinforced Concrete Slab - Finish - Coloured
HEAT/VENT
 Midea Heat Pump 1400 Modeller - Air Source Heat Pump



SIDE GABLE (WEST) ELEVATION



REAR (NORTH) ELEVATION



FRONT (SOUTH) ELEVATION

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



SITE LAYOUT PLAN 1:200

Drawing Scale 1:200
 0m 2m 4m 6m 8m 10m



FIRST FLOOR 105.50sqM



GROUND FLOOR 118.25sqM

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

Proposed Planning Submission
 Substitution of House Type to Planning Approval Ref: 19/01901 & 19/01902

JOB TITLE: House Type Design for New Building Plots, Leslie Road, Scotlandwell
 CLIENT: Alistair McPherson & Andrea Shirley
 DRAWING TITLE: Proposed Planning Design Drawing
 DATE: 21-11-22
 DRAWN BY: L00/006-H
 CHECKED BY: L00/006-H
 THE COPYRIGHT OF THIS DRAWING SUBSISTS WITH AADS



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



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.