





Easter Cockaierny Steadings lies in the county of Kinross-shire, approximately two and a half miles to the North of the thriving village of Cleish and less than three miles to Kinross. The village provides a primary school, village hall and church whilst the county town of Kinross, offers extensive services including a

supermarket, secondary school, leisure and health centres. Perth lies about twenty-two miles distant and provides national retailers, numerous restaurants, theatre, cinema, concert hall, museum, Perth Royal Infirmary and both railway and bus stations. Edinburgh can be reached in approximately half an hour's journey by car

via the M90, which lies a short distance from Easter Cockairney Steadings. However there are park and ride services from both Kinross and Halbeath, with frequent daily services to both Edinburgh city centre and the airport, together with a mainline connection into Edinburgh from both Inverkeithing and Rosyth. Edinburgh

provides comprehensive services and amenities including an international airport, Waverley railway station with frequent services throughout Scotland and the south.

Kinross-shire offers a good range of recreational activities. The surrounding

hills afford numerous walks, whilst nearby Loch Leven, a National Nature Reserve, provides productive trout fishing as well as boat trips to the castle on the island. For the golfer, there are a number of golf courses within a comfortable distance including Kinross, Milnathort and Muckhart, whilst the world renowned golf

courses at Gleneagles Hotel, Perthshire lie approximately 18 miles to the north. Easter Cockairney Steadings is well positioned for independent schools including Dollar Academy, Strathallan, Kilgraston, Craigclowan, as well as schools in Edinburgh, which are within a comfortable distance for daily travelling.



EASTER COCKAIRNEY STEADINGS



Number 3 Easter Cockairney Steadings is a well-presented semi-rural home with a contemporary, country feel. The house 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 two levels. Upon arrival, there is ample parking in

the well-maintained yard. The Steadings is of predominately stone construction lying under a slated roof and benefits from the addition of 16 solar panel units that substantially reduce electricity costs (please discuss with the owner).

Quiet, but not isolated, one can walk out

of the front door and into the countryside, resplendent with deer, pheasants, owls, hawks and other wildlife. This is a great place to raise children within a small, sheltered community. For budding astronomers, there is little or no light pollution to distract from the night sky.



Easter Cockairney Steading is a wonderful family home, centred on a spacious entrance hall, from where the reception rooms are directly reached. The lounge, with a wood-burning

stove, enjoys a dual aspect and forms a most charming principal reception room. The dining kitchen is accessed either from the lounge or the hall and is presented in a warm country

style with painted units. The ground floor incorporates a cosy study and a utility room, connected by a door, to the garage makes this a perfect place for the dog or muddy boots. A guest



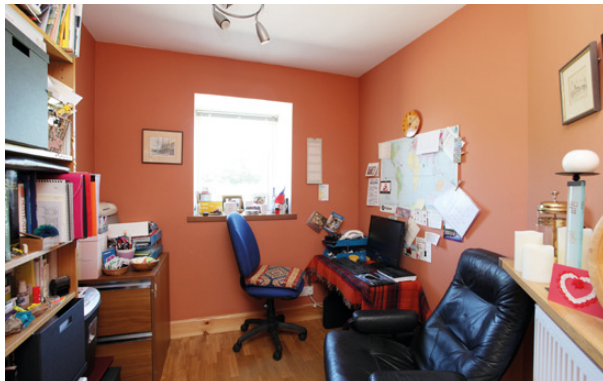
cloakroom is conveniently located near the front door. The bedrooms all lie on the first floor. The principal bedroom benefits from an en-suite shower room and built-in wardrobes, together with a

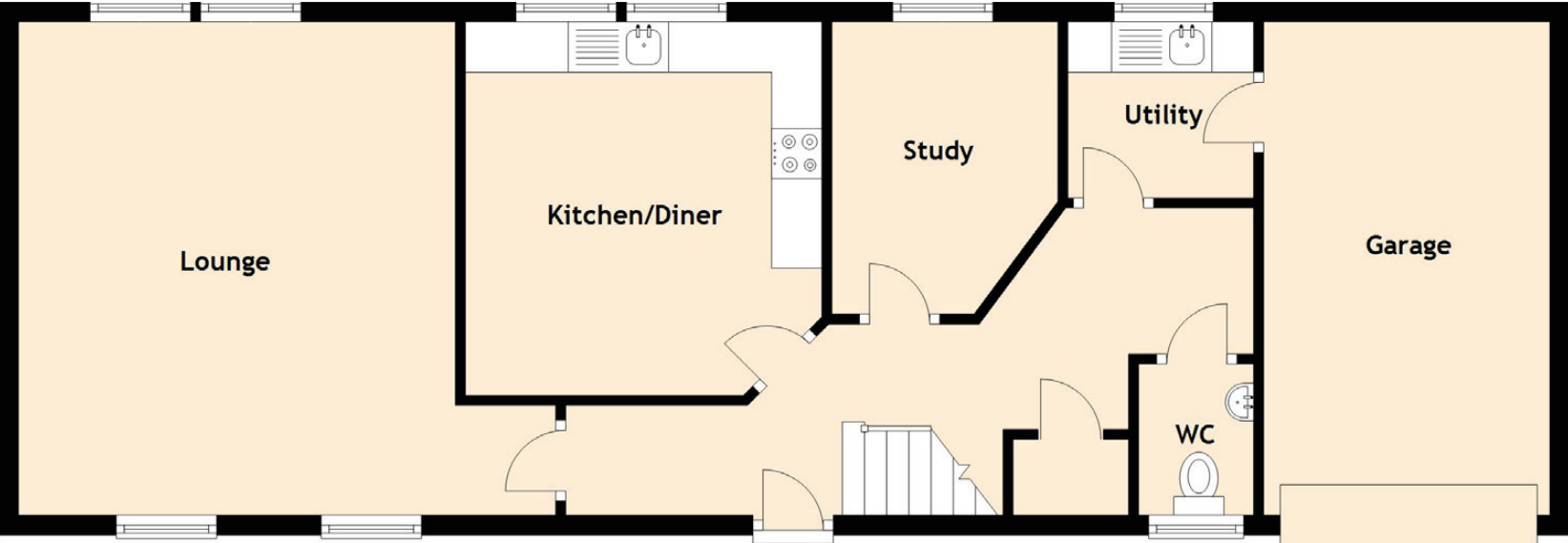
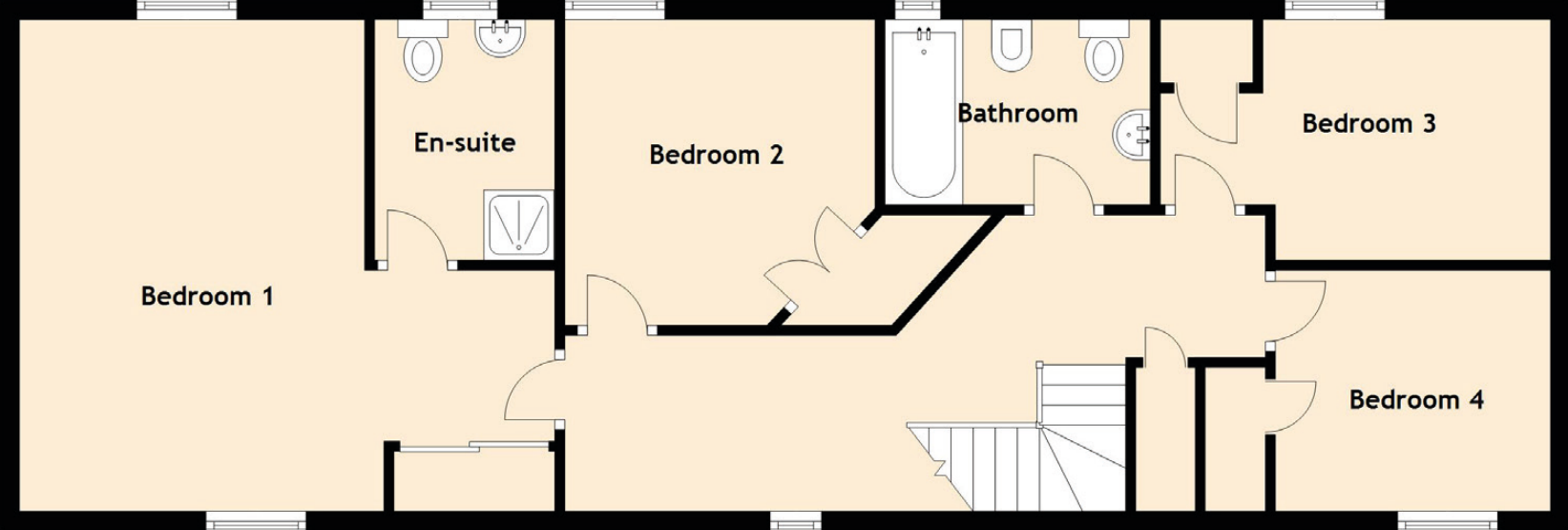
double aspect whilst the further three bedrooms are serviced by the family bathroom.

Externally there is a small but pretty



garden to the front and a private, secluded, garden across the courtyard. The garden is bounded by mature shrubbery and includes a hexagonal conservatory, a deck and a lawn.





**Approximate Dimensions
(Taken from the widest point)**

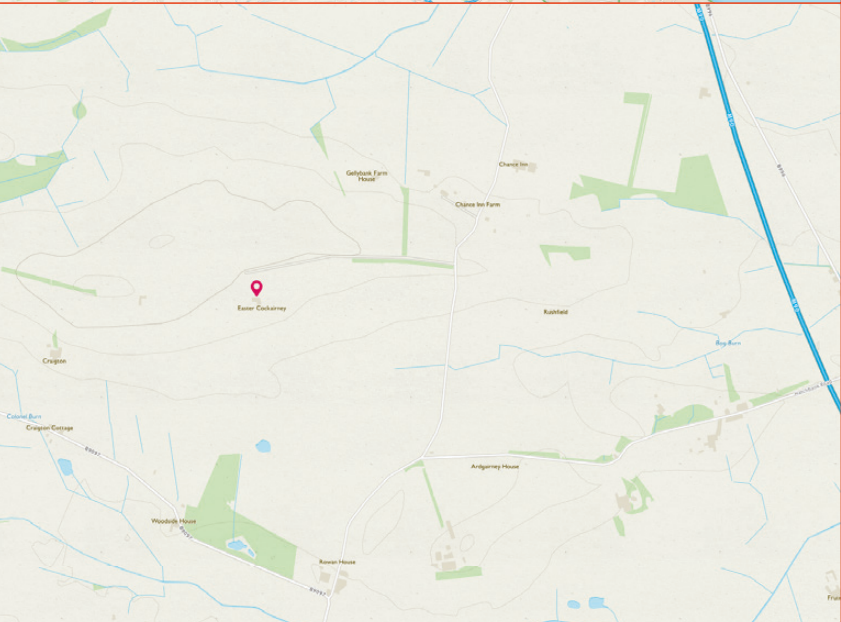
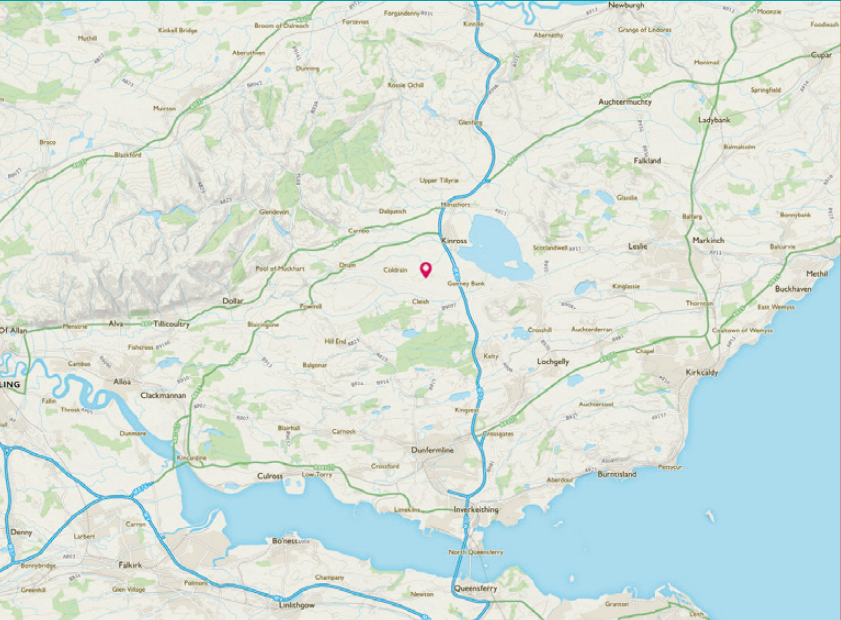
Lounge	5.35m (17'7") x 4.90m (16'1")
Kitchen/Diner	3.80m (12'6") x 3.55m (11'8")
Study	2.90m (9'6") x 2.25m (7'5")
Utility	1.85m (6'1") x 1.75m (5'9")
WC	1.60m (5'3") x 1.15m (3'9")
Garage	5.40m (17'9") x 2.85m (9'4")
Bedroom 1	5.35m (17'7") x 4.90m (16'1")
En-suite	2.40m (7'10") x 1.80m (5'11")
Bedroom 2	3.10m (10'2") x 3.05m (10')
Bedroom 3	3.90m (12'10") x 2.40m (7'10")
Bedroom 4	2.75m (9') x 2.45m (8')
Bathroom	2.65m (8'8") x 1.85m (6'1")

Gross internal floor area (m²): 132m²

EPC Rating: C

Extras (Included in the sale): Additionally the property benefits from double glazing and central heating (powered by an energy efficient electric ASHP installed in 2012).

Solar PV panels are installed on the South facing roof that has earned more than £1600 per year (including FITs) since they were fitted. The panels qualify for FIT payments until 2037. Payments are in addition to the free electricity generated.





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