



Lothries, Kinross

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## Lothries, Kinross, KY13 9EZ

A beautiful 4 bedroom home with spacious accommodation and a colourful, mature garden with far reaching views to Loch Leven.

Milnathort 1.4 miles, Kinross 2 miles, Kirkcaldy about 15 miles, Perth 16 miles, Edinburgh 30 miles.

Sitting room | Conservatory | Dining room  
Conservatory | Store | Kitchen/breakfast room  
Utility | Gallery | Shower room | Principal  
bedroom with en suite bathroom | 3 Further  
bedrooms | Office | Snug | 2 Shower rooms  
Store | Double garage | Single garage  
Greenhouse | Summer house | Garden | About  
1.4 acres | EPC rating E

### The property

Lothries is a beautifully maintained and extensive country house that features almost 3,500 square feet of attractive, bright and flexible living space arranged over two floors. The main reception room is the 26ft sitting room with its wooden flooring, fireplace and dual aspect, including French doors opening onto the south-facing garden. Adjoining the sitting room is the glass-roofed conservatory, both of which face south and provide magnificent views across the garden and beyond to Loch Leven. There is a formal dining room with conservatory off. A hallway interlinks the sitting room and dining room with a store area off, while the kitchen/ breakfast room sits to the rear and is fitted with wooden units to base and wall level and benefits from a separate utility room. From the sitting room a stunning gallery links through to the charming snug, home office and store. The ground floor offers three well-presented bedrooms including a generous principal bedroom, which has an en suite bathroom. There are two shower rooms to service the property, while upstairs there is a further large double bedroom and a 27ft storage area, which could potentially offer a fifth bedroom if required. Outside, the property is approached

by a private single lane drive which opens to a paved driveway with parking for several vehicles. There is a detached double garage block with outside stairs to a room above, as well as a further integrated garage for additional parking or storage.

### Outside

Lothries enjoys mature, beautifully laid out and manicured gardens surrounding the house, well thought out over time and planted to capture all seasons. The garden includes several mature trees and an orchard of fruit trees. Lawns are interspersed with well planted beds with a variety of shrubs and plants providing fabulous colour throughout the spring and summer. Seating areas are well placed throughout the garden and include a large patio area with raised flower beds and open views across the field to Loch Leven and the hills beyond. The garden includes a greenhouse and a timber-framed summer house. It is mainly bordered by post and rail fencing but is bordered on one side by a small burn which runs down to the loch.

### Location

Lothries is situated in a picturesque rural position close to the shores of Loch Leven and one mile from the village of Minathort. The village offers everyday amenities including local shops, pubs and cafés, while Kinross has a good range of shopping, supermarket, professional services and leisure facilities. A wider choice of shopping, recreational and cultural facilities can be found in Perth, Edinburgh and Stirling. The property has great transportation links, with the M90, less than two miles away, providing access to Perth and Edinburgh. There are train stations at Cowdenbeath, Markinch and Kirkcaldy, while the Park & Ride service at Kinross offers prioritised commuter routes to Edinburgh. The property is ideally situated to enjoy the beautiful countryside, with ample walking, cycling and riding routes nearby, there are also superb golf courses and fishing facilities available locally.







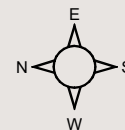
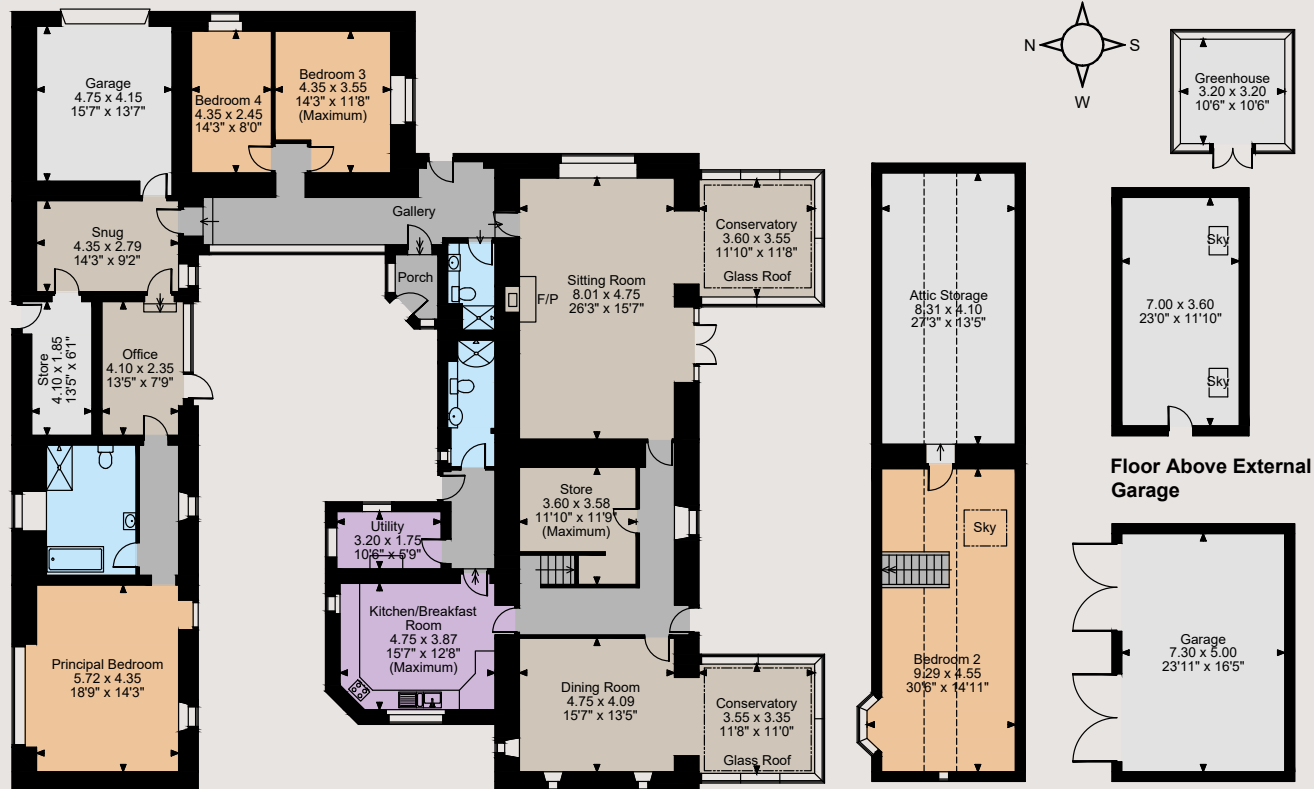
Lothries, Kinross

Main House internal area 3,435 sq ft (319 sq m)

Garages internal area 881 sq ft (82 sq m)

Summer House & Greenhouse internal area 160 sq ft (15 sq m)

Total internal area 4,476 sq ft (416 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

Postcode: KY13 9EZ

What3words: ///fizzle.internet.premature

## General

**Local Authority:** Perth & Kinross Council

**Services:** Electricity - mains, water - mains, drainage - septic tank, heating - oil fired

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £685,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Perth

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**01738 567892**

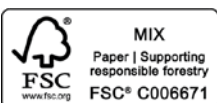
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