

LESLIE

2

FLUTHERS

GLENWOOD ROAD

KY6 3AS



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This Impressive detached villa is set within approximately 1.7 acres of well-established landscaped garden grounds. The property dates back to the 1920's and has been recorded as being built for the local paper mill owner. This 'C' Listed building offers a superb family home with accommodation over three levels and stunning south facing views over the gardens. The property has been upgraded by the present owner to a high standard, offering many modern improvements such as quality bathrooms and kitchen, whilst still retaining a host of original features.



The flexible layout comprises: entrance vestibule leading to broad reception hallway, with oak flooring, fireplace with brick surround and hearth, and cast iron multi fuel stove. An oak staircase leads to the upper apartments and doors, comprising: cloaks/ wc, sitting room with open fire, study, dining room and the kitchen/family room. This room has wall mounted units, with complimentary work surfaces, built-in appliances including oven, hob, dishwasher and fridge. There is oak flooring and a traditional fireplace with inset cast iron fire. The drawing room has a bay window to the rear and double doors connecting to the dining room. From the rear hallway there is also access to the utility room and shower room. There is a rear hall staircase which leads up to the first floor. On the first floor there is a master bedroom with bay window to the rear, original fireplace with tiled hearth, wooden floor and storage provided by built-in wardrobes. There is access to the en-suite shower room. There are a further six bedrooms and two bathrooms. On the second floor is the eighth bedroom, which is currently utilised as a play room and has two walk-in storage rooms to either side. There is gas central heating and replacement double glazed sash windows.







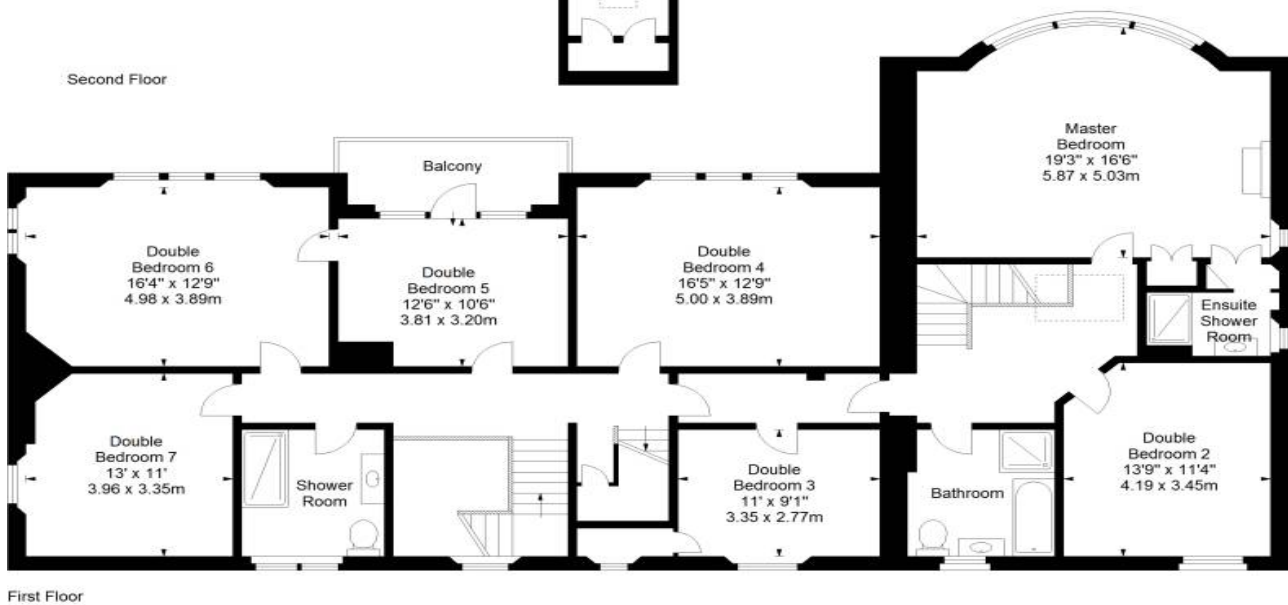
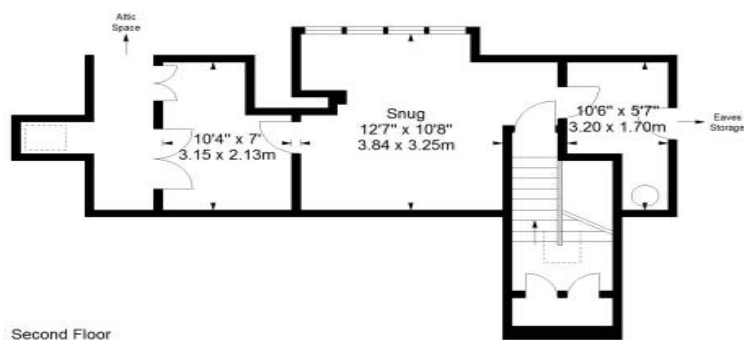






Externally, the property sits within extensive garden grounds with a southerly outlook. The grounds are accessed via electric gates, into a circular driveway, providing ample off-street parking. To the rear there are three timber garages, dog kennels with an enclosed run, hen house and enclosed vegetable garden. There is a lovely collection of mature trees and shrubs. The gates and the high stone wall to one side provide a high degree of privacy. The garden to the rear is principally laid to lawn, with mature shrubs and plants and a southerly aspect. To the rear of the property the furthest part of the driveway continues on to the neighbouring property.





Extras: It should be noted that the carpets, oven, fridge are included in the sale price.

EPC: E

Viewing: By appointment through Pagan Osborne on 01334 656525.

Council tax band: G

Listed building category: C

Fluthers is located in a secluded area on the outskirts of the village of Leslie, where local amenities are available, such as shopping and primary schooling. For more extensive amenities, Kirkcaldy is approximately 6 miles away and Glenrothes 1 mile. There are good local state schools in Glenrothes or Kinross. Independent schooling is available in St Andrews at St Leonards, or Kilgraston at Bridge of Earn; Glenalmond, Dollar and Strathallan are all within daily travelling distance. For the commuter there is excellent access onto the M90 motorway for travel to Edinburgh and Perth and there are mainline railway stations in Markinch, Thornton and Kirkcaldy. There are delightful rural walks surrounding Leslie, with Loch Leven and the Vane Farm Bird watching centre on the doorstep and the Lomond Hills, approximately 1 mile away, with the historic village of Falkland on the other side of the hills.





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Travel Directions

From the M90, turn off at Junction 5, on to the B9097. Travel past Vane Farm on the right and Loch Leven on the left. At the junction follow the signs for Glenrothes/ Leslie. Travel through the village and after the second sharp bend in the road; turn right in to Glenwood Road. The gates to Fluthers are located on the left hand side, after approximately 100 yards.



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