

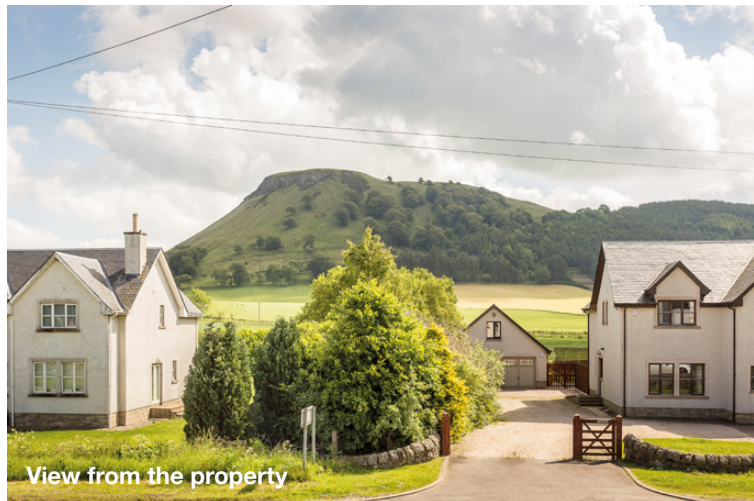


KINROSS

PERTSHIRE, KY4 0HX

Ellidon, Blairadam is a much-loved home with its roots firmly set in the local community and has seen significant changes to the hamlet over the years. Blairadam is in a highly accessible and delightful semi-rural location, situated only three miles from Kinross, which offers a wide range of local facilities including shops, professional services, primary and secondary schools, restaurants, a supermarket, Sainsbury's and two golf courses.

The M90 gives quick access to both Perth and Edinburgh and there are train stations at Inverkeithing on the main East Coast line and at Cowdenbeath and Dunfermline on the Fife circle line, with services into both Haymarket and Edinburgh Waverley. Edinburgh Airport is only nineteen miles away. There are Park and Ride facilities at Halbeath (just over five miles away) and also at Inverkeithing, both with services to Edinburgh and to the airport. There are a good number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan, Craigclowan, Kilgraston, and St. Leonards.



View from the property



View from the property



EILIDON

BLAIRADAM, KINROSS, PERTSHIRE, KY4 OHX

We are delighted to offer to the market this stunning five bedroom detached villa, positioned on an enviable plot in a highly sought after location. On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property is finished to a high standard. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

The fully fitted kitchen/dining area has been beautifully fitted to include a quality range of floor and wall mounted units with striking worktop and splash backs, which provides a fashionable and efficient workspace. The kitchen further benefits from integrated appliances. Off the kitchen is the dining area which has space for table and eight-plus chairs. The utility room provides plumbing facilities for a washing machine and there are doors to the rear garden. Bedroom five is situated to the front of the property.

The feature staircase leads up to the upper level of the accommodation, where you will find four generous sized bedrooms all with a range of space for free-standing furniture. The ample space is provided by built-in fitted wardrobes, which provide excellent storage space. The master bedroom also benefits from a beautiful en-suite bathroom. The contemporary three-piece family completes the property internally.

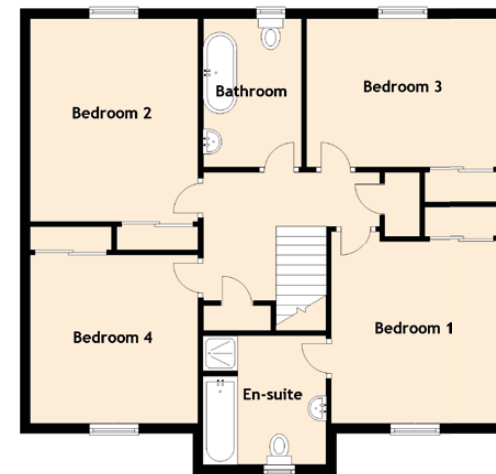
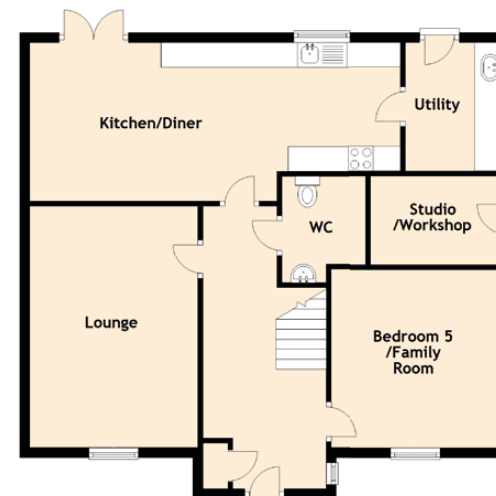
Externally, the property can be accessed via the large drive. There are, also, well-maintained private gardens. The rear garden is where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal, safe and secure environment. This property also benefits from double glazing and gas central heating.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.00m (16'5") x 3.40m (11'2")
Kitchen/Diner	7.50m (24'7") x 3.20m (10'6")
Utility	2.60m (8'6") x 1.90m (6'3")
Bedroom 5/Family Room	3.60m (11'10") x 3.40m (11'2")
WC	2.18m (7'2") x 1.70m (5'7")
Studio/Workshop	2.60m (8'6") x 1.80m (5'11")

First Floor	
Bedroom 1	4.00m (13'1") x 3.40m (11'2")
En-suite	2.60m (8'7") x 2.50m (8'2")
Bedroom 2	4.10m (13'5") x 3.40m (11'2")
Bedroom 3	3.90m (12'10") x 3.00m (9'10")
Bedroom 4	3.40m (11'2") x 3.40m (11'2")
Bathroom	3.00m (9'10") x 2.00m (6'7")

Gross internal floor area (m²): 163m² | EPC Rating: B

Extras (Included in the sale): Integrated appliances, floor coverings, light fittings, blinds and window dressings.

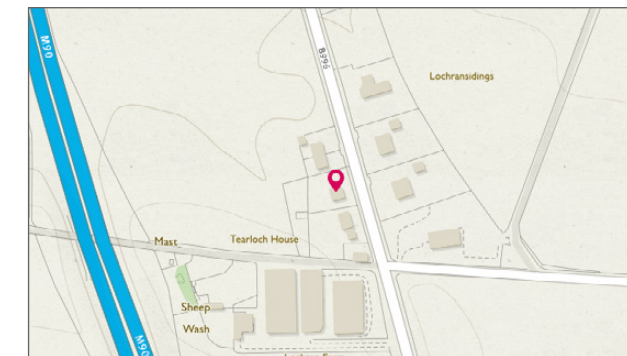


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