

Baltree House

HATCHBANK ROAD, KINROSS, KY13 0LF



Large country home of 383m² with outstanding views, five bedrooms all en-suite



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McEwan Fraser is delighted to be marketing this deceptively spacious detached house. With outstanding views over open countryside, Baltree House 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 Drive. Quiet, but not isolated, one can walk out of the front door and into the countryside. This is a great place to raise children within a small, sheltered community.

THE ENTRANCE



Baltree House is a wonderful family home, centred on a spacious entrance hall, from where the reception rooms are directly reached.

THE LOUNGE



The lounge enjoys a dual aspect and forms a most charming principal reception room with access to the games room where patio doors open to the gardens.



THE KITCHEN



The dining kitchen is presented in a warm country style with the spacious family room adjacent and ample room for a dining table. Access to the conservatory is from here.



THE FAMILY ROOM



THE CONSERVATORY



LOWER BEDROOM & WC



The lower double bedroom has ample space and views to the rear, while a guest cloakroom is conveniently located near the front door.



From the hall, a staircase rises to the first floor where we find three very spacious bedrooms, two with en-suite shower rooms and one with an en-suite bathroom.

BEDROOM 1



BEDROOM 2



THE ANNEXE LOUNGE



The ground floor incorporates an annexe with a large public room designed to capture the views. This room could also be used as a fifth bedroom if required. Patio doors lead out onto the deck and the gardens beyond. There is also a small kitchen or utility room that leads to a shower room.



THE ANNEXE KITCHEN & SHOWER ROOM



A spiral staircase leads to the upper floor. The annexe could be self-contained for extended family members or teenagers as there is also a bedroom with an en-suite shower room.

THE ANNEXE BEDROOM



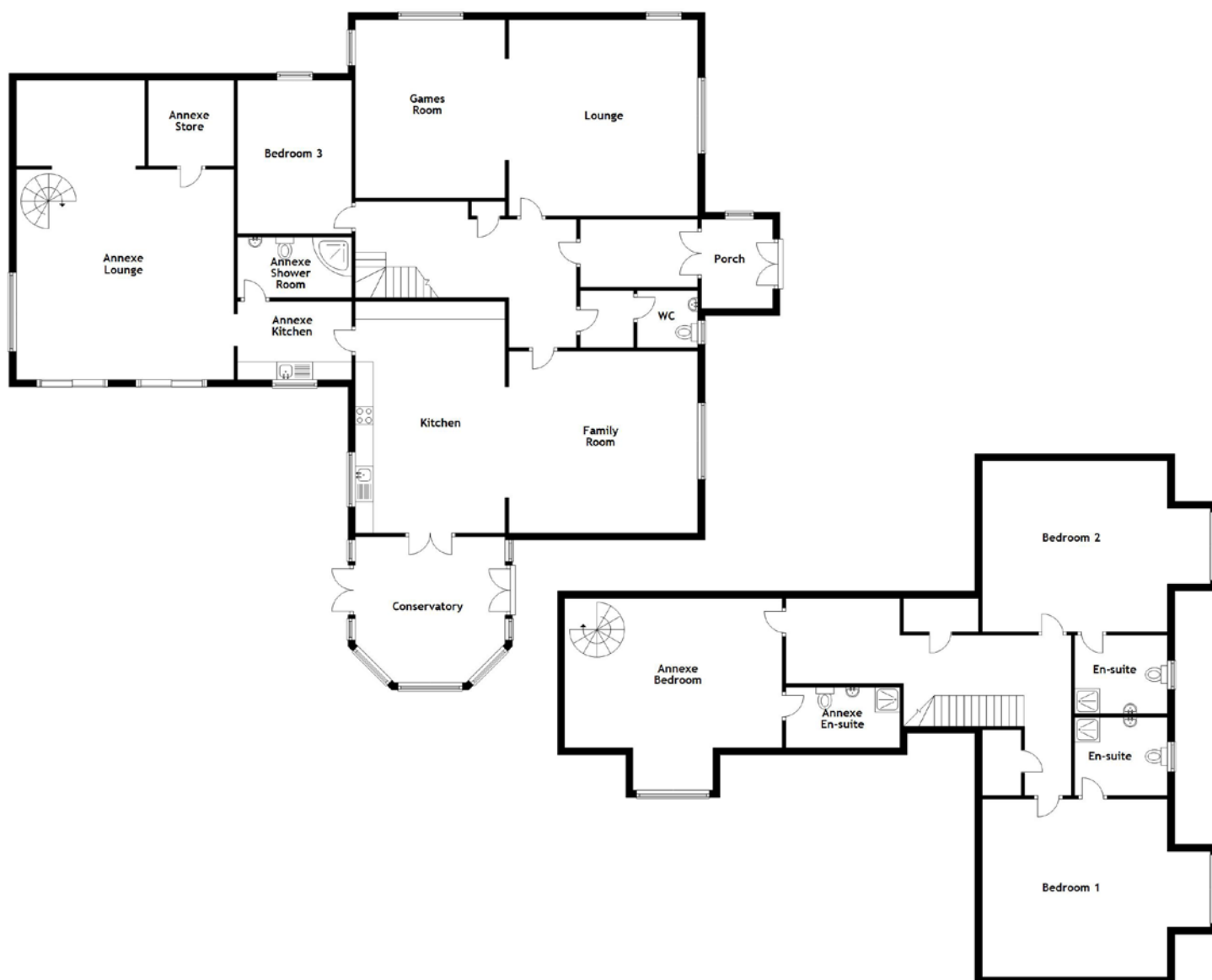
THE GARDEN

The house sits on a large plot and it is understood that additional land can be available by negotiation. This is a home ideally suited for those who enjoy equestrian pursuits or simply those who appreciate large spaces.





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Porch	2.50m (8'2") x 2.00m (6'7")
Lounge	5.50m (18'1") x 5.30m (17'5")
Games Room	5.00m (16'5") x 4.10m (13'5")
Kitchen	6.50m (21'4") x 4.00m (13'1")
Family Room	5.30m (17'5") x 5.10m (16'9")
Conservatory	4.20m (13'9") x 4.10m (13'5")
WC	1.70m (5'7") x 1.60m (5'3")
Bedroom 3	4.30m (14'1") x 3.20m (10'6")

First Floor

Bedroom 1	5.20m (17'1") x 5.00m (16'5")
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En-suite	2.60m (8'6") x 2.20m (7'3")
Bedroom 2	5.20m (17'1") x 4.80m (15'9")
En-suite	2.60m (8'6") x 2.20m (7'3")
Annexe	
Annexe Lounge	8.40m (27'7") x 6.10m (20')
Annexe Store	2.40m (7'10") x 2.40m (7'10")
Annexe Kitchen	3.20m (10'6") x 2.20m (7'3")
Annexe Shower Room	3.20m (10'6") x 1.70m (5'7")
Annexe Bedroom	6.10m (20') x 4.20m (13'9")
Annexe En-suite	3.10m (10'2") x 1.70m (5'7")

Gross internal floor area (m²): 383m²

EPC Rating: D

THE LOCATION

Baltree House lies in the county of Kinross-shire, less than three miles to Kinross. The county town of Kinross, offers extensive services including supermarkets, 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 Gairneybridge. 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 countryside encompasses the Ochil Hills to the north as well as the Lomond Hills to the east. 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. Balmullo House 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.

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