




McEwan Fraser Legal
 Solicitors & Estate Agents
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Livlandean
 EASTER BALADO, KINROSS, KINROSS-SHIRE, KY13 0NH

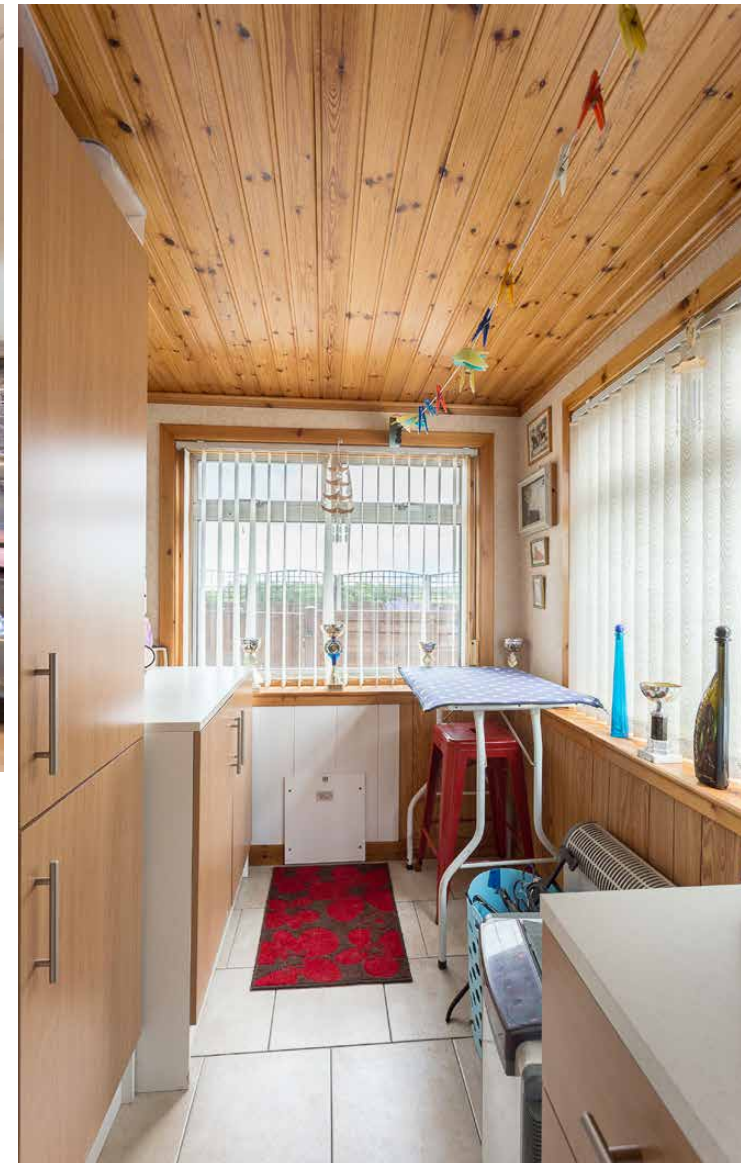
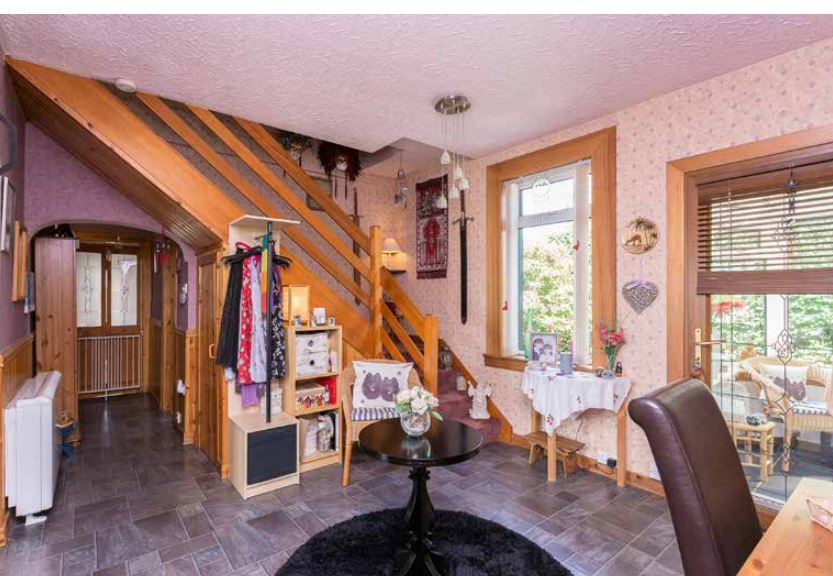
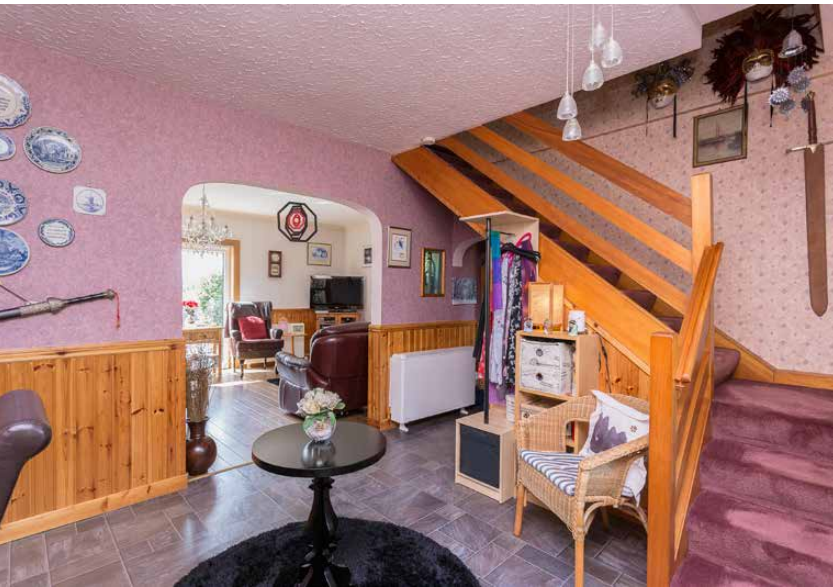
LOCATION



Balado lies in a most scenic rural setting close to Kinross some 1.6 miles to the east. Kinross provides extensive facilities including supermarkets, banks, health centre, secondary school, leisure centre and 2 18 hole golf courses. A “park and ride” service make travelling throughout east-central Scotland easily viable on a daily basis with many making the commute to Dunfermline or Edinburgh from here. Edinburgh with its International airport, railway station and wealth of city amenities, lies approximately 26 miles to the south. To the north and reached in about 22 minutes by car is Perth providing both national and individual retailers, modern concert hall, popular theatre, cinema and diverse range of restaurants. Balado is conveniently positioned for a number of independent schools. These include Dollar Academy, Strathallan, Killgraston and Craigclowan, together with those in Edinburgh. Set along the A977, easy access is given to either the M90 for Perth or Edinburgh and the Clackmannan bridge for Stirling or Glasgow.

Kinross-shire is a county providing a wealth of recreational activities. Nearby Loch Leven, a National Nature Reserve, offers trout fishing together with boat trips to the castle found on the island. There are a number of golf courses within easy reach including the 18 hole courses found at Kinross, Milnathort and Muckhart, whilst the world renowned Gleneagles Hotel with its three championship courses hall is approximately 15.6 miles to the north. In addition, Gleneagles provides restaurants, swimming pool, equestrian centre, shooting school and spa.





THE PROPERTY

Livlandean is a substantial south facing detached one and a half storey, stone built home set within a semi-rural hamlet and offering fabulous views across open countryside and gently rolling hills. The property is well bounded with a gated entrance and drive for several cars. Entrance onto the house is via a conservatory style sun porch, an ideal spot for morning coffee. The main reception hall is spacious enough for a central table. On the ground floor are the lounge, a family/dinning room, kitchen, utility room, shower room and two bedrooms. The upper floor offers two more bedrooms and a further shower room.

GARDENS AND GROUNDS

Livlandean stands in immaculate, well-tended landscaped gardens. They are fully enclosed and are approached through double wrought iron gates to an extensive parking area that leads onto the double garage. Low maintenance gravel is laid to the side for convenience.

TRADITIONAL DETACHED PROPERTY





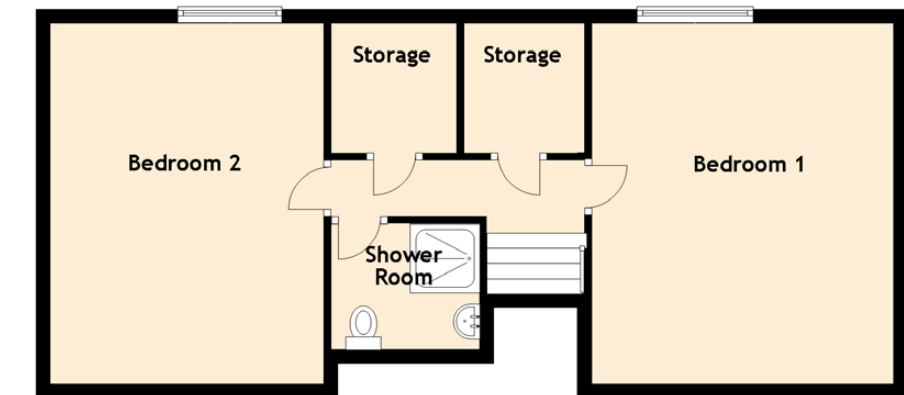
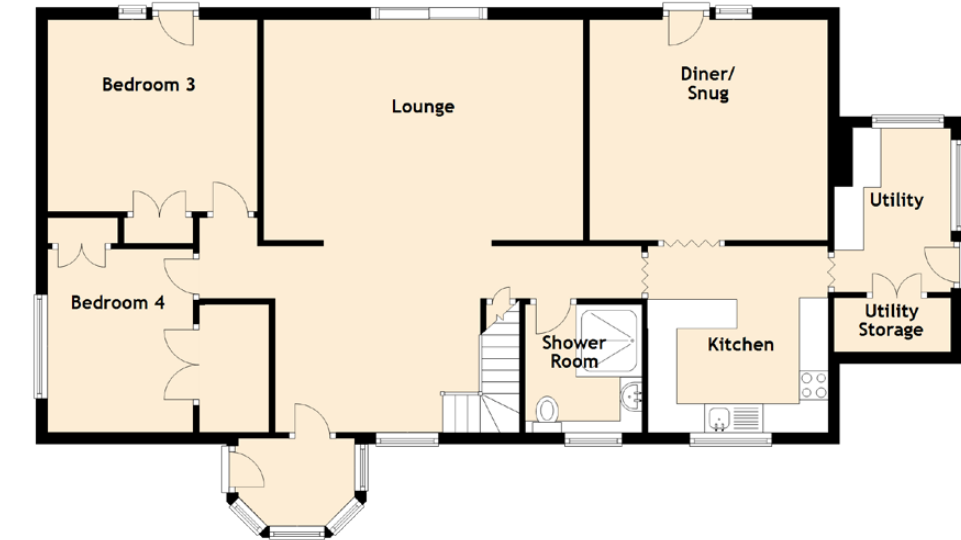
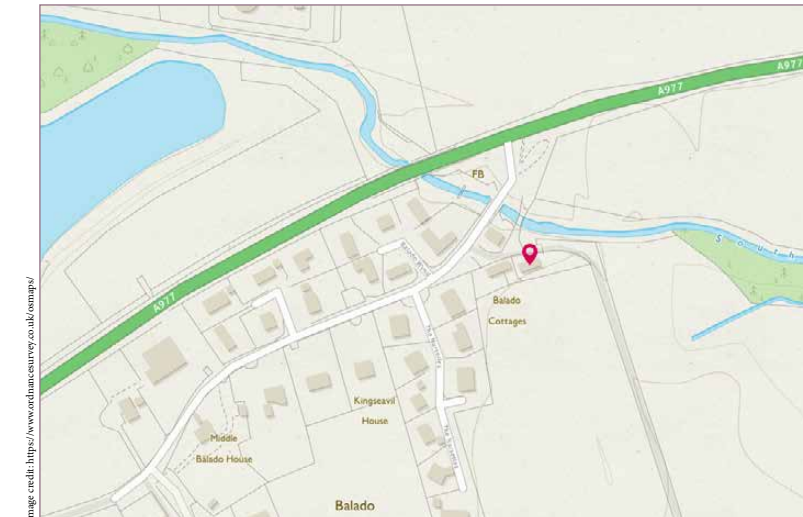


THE DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.80m (12'6")
Kitchen	3.20m (10'6") x 3.10m (10'2")
Utility	2.50m (8'2") x 2.00m (6'7")
Diner/ Snug	4.10m (13'5") x 3.90m (12'10")
Bedroom 1	4.80m (15'9") x 4.30m (14'1")
Bedroom 2	4.90m (16'1") x 3.90m (12'10")
Bedroom 3	3.60m (11'10") x 3.30m (10'10")
Bedroom 4	3.30m (10'10") x 2.50m (8'2")
Shower Room	2.20m (7'3") x 2.00m (6'7")
Shower Room	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 149m² | EPC Rating: D





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