

Burnside Cottage

Easter Balgedie, Kinross-shire



Law Location Life

Burnside Cottage | Easter Balgedie | Kinross-shire

Charming Semi Detached Cottage, situated in the quaint hamlet of Easter Balgedie, with stunning views towards Loch Leven, Benarty Hill and Bishop Hill.

Formally a Weavers Cottage, the property was built in the 1800's and has been beautifully extended over the years, offering deceptively spacious accommodation, whilst still retaining all its character with many original features throughout.

The property comprises; Ground Floor - Entrance Vestibule, Reception Hallway, Utility Room, Large Sitting Room/Dining Room, Open Plan Kitchen/Dining Room, Master Suite with En Suite Bathroom & Dressing Room. Upper Level - 2 Double Bedrooms & Family Shower Room.

Externally the property has a magnificent South facing contemporary rear garden, with a balcony viewing deck, providing superb views over Loch Leven, driveway and Garage.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the side into the entrance vestibule. There is a window to the front with original stain glass, with views towards Loch Leven and and open access into the reception hallway.

Reception Hallway

The reception hallway has a window to the side, hatch to attic space and doors providing access into the utility room and sitting room/dining room.

Utility Room

The utility room has storage units at base and wall levels, stainless steel circular sink, space for a fridge/freezer and plumbing for a washing machine and tumber dryer. There is a window to the side.

Sitting Room/Dining Room

A truly stunning reception room with feature stone walls, beamed ceiling and staircase with wrought iron balustrade to the upper level. This room has an open fire with traditional fireplace at one end of the room and a further fireplace at the other. There are three windows to the front, with fitted shutter blinds, all with superb views towards Loch Leven and an original window to the rear, looking into the kitchen/dining room.

Kitchen/Dining Room

The kitchen has traditional styled storage units at base and wall levels, worktops, beamed ceiling and double ceramic sink. Fitted appliances include a 'Belling' Range with hob and extractor fan, fridge and dishwasher. There is a window to the side and door and window to the rear, providing access onto the driveway. The dining area has ample space for a large dining table, Velux roof window and door to the master suite.

Master Suite

The master suite has a beamed ceiling and comprises of a large double bedroom with window to the side and doors into the en suite bathroom and dressing room.

En Suite Bathroom

The en suite bathroom comprises; freestanding roll top bath with shower attachment, double shower with 'Mira Azora' shower, pedestal wash hand basin and wc.

Dressing Room

The dressing room has French doors to the side into the garage, which could easily be restored to a carport and provide a separate access, for B&B/Granny Annex use.

Upper Level

A feature staircase provides access to the upper level landing. There are doors to bedrooms 2 & 3, family bathroom and hatch to the attic space.

Bedroom 2

A double bedroom with window to the front and side, with stunning views over Loch Leven. There are fitted shutter blinds.

Bedroom 3

A further double bedroom, currently utilised as an office, with windows to the rear and front, again with stunning views towards Loch Leven and beyond. There are fitted fitted shutter blinds.

Family Shower Room

The family shower room comprises; double shower, pedestal wash hand basin and wc. There is a window to the front with fitted shutter blinds and views over the Loch.

Heating

The property has oil central heating.

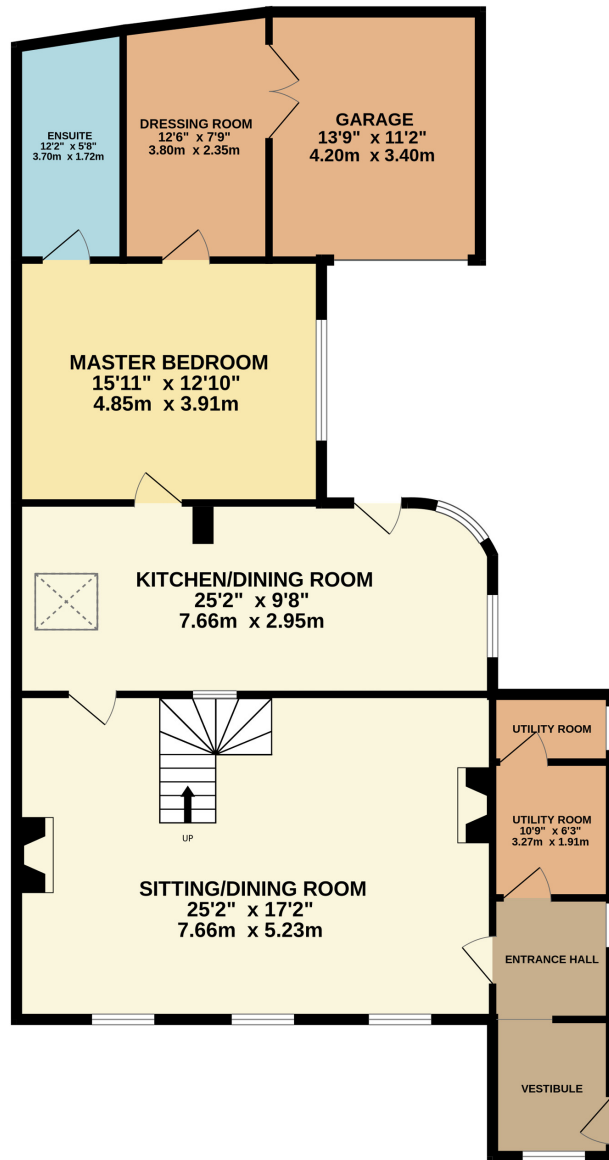
Gardens

The property benefits from a large elevated South facing rear garden. The garden is a credit to the current owners and provides useable outdoor space, perfect for entertaining. Fully enclosed, the garden has several different sections, with raised sleeper flower beds, with an array of plants and flowers, sleeper borders, sun bathing area, raised balcony viewing deck, patio sections, two timber storage sheds and timber summer house. The garden has magnificent open views towards Loch Leven, Benarty Hill and Bishop Hill.

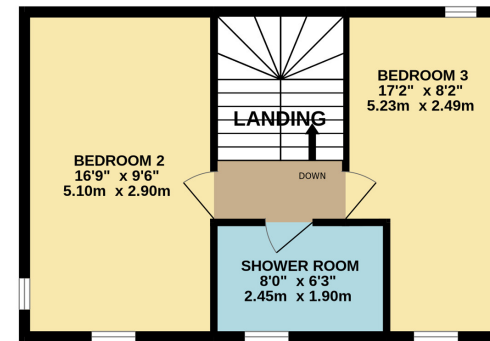
Garage & Driveway

The property has a garage to the rear, with up and over door. The driveway can accommodate several cars and has a shared turning area with the adjacent property.

GROUND FLOOR



1ST FLOOR

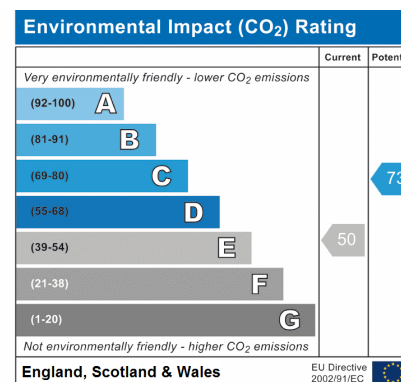
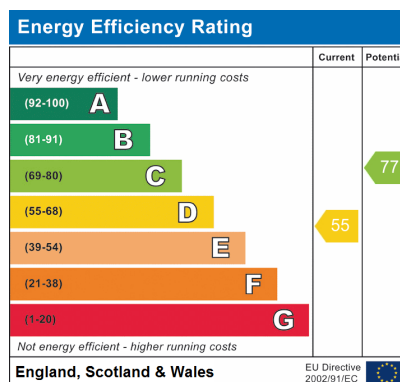
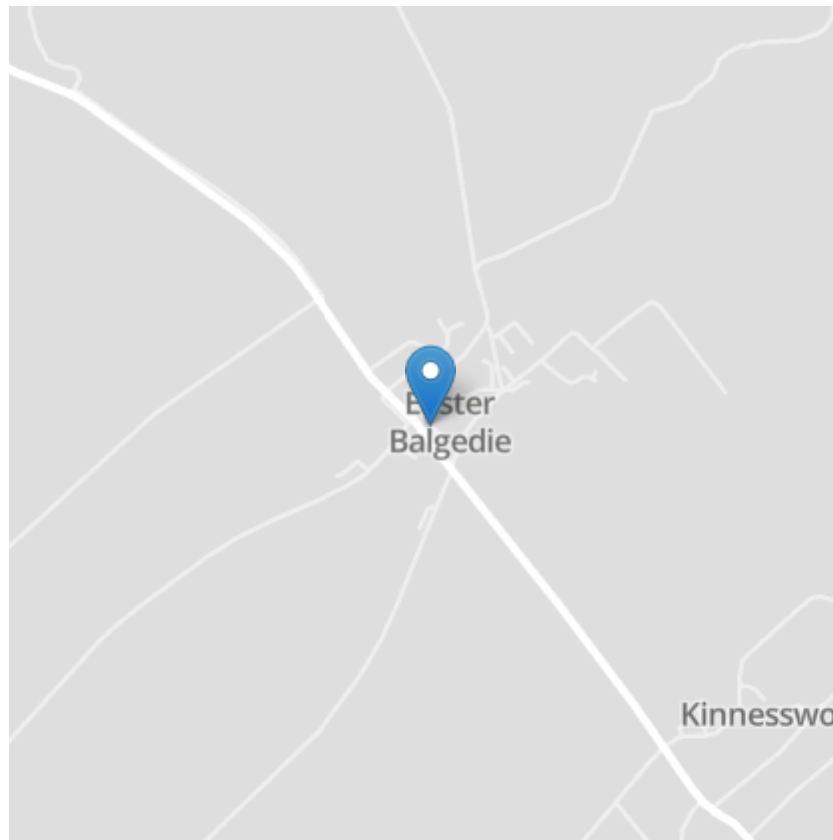






KINROSS-SHIRE - A BETTER PLACE TO LIVE

Easter Balgedie is situated in Kinross-shire and is a beautiful village set not far from Bishop Hill and overlooking Loch Leven. The village is located close to Kinnesswood which is home to the Michael Bruce Way, a delightful walk, and boasts a nine-hole golf course and some lovely buildings dating from the 18th and 19th Centuries, it has a primary school, local shop and garage. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools, including Dollar Academy, are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike.



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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

