

The Forge Blairforge



Law Location Life

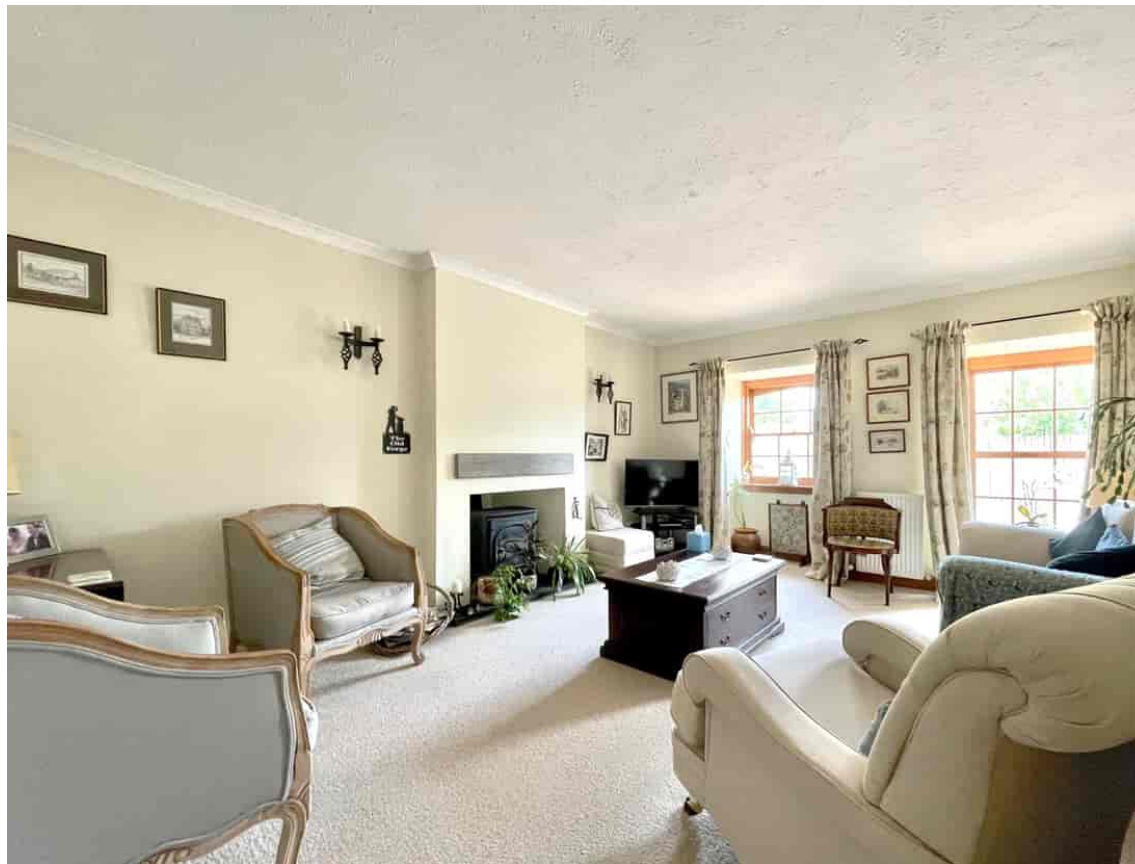
The Forge | Blairforge

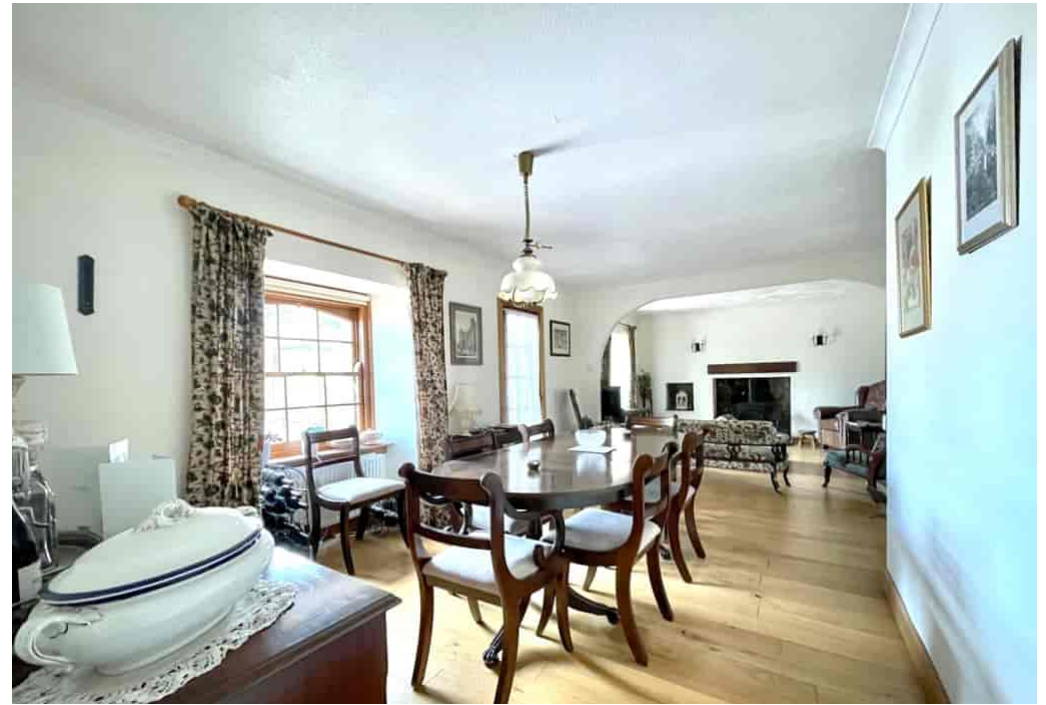
Unique B Listed Cottage, thought to be from around 1800, situated in the small Hamlet of Blairforge, ideal for commuters, and within the catchment area for Cleish Primary and Kinross High School. This former Forge for the Blairadam Estate, is steeped in history and benefits from period features throughout. The detached property has been sympathetically restored and renovated throughout by the current owners, with the cottage now offering sizeable family accommodation which is beautifully presented and in pristine condition. Features include traditional oak barn doors, hard wood flooring, archways and two fireplaces.

The accommodation comprises; Entrance Porch, Open Plan Sitting Room/Dining Room, Hallway, Fitted Kitchen, Conservatory, Inner Hallway, Formal Sitting Room, Master Bedroom with large En Suite Bathroom, 3 further double Bedrooms and Family Bathroom.

The attractive enclosed rear garden has countryside views and comprises; large lawned area with mature trees and well stocked borders of flowers and plants, patio and small courtyard. The garden also incorporates a large driveway to the side, which can accommodate 4 vehicles.

Viewing will be required to appreciate both the style of the property and the size of accommodation offered.





Accommodation

Entrance Porch

Entry is from the front into the entrance porch. There is tiled flooring, windows to the front and sides and door into the sitting/dining room.

Sitting/Dining Room

An impressive open plan reception room with archway separating the sitting room area from the formal dining room. There is a multifuel stove with exposed stone fireplace, small feature alcove, wood flooring, 2 windows to the front and open access via archways to the hallway and inner hallway.

Hallway

The hallway has timber flooring and doors to the kitchen, family bathroom, bedroom 2 and bedroom 3. There is a hatch to the attic space.

Kitchen

The kitchen has storage unit at base and wall levels, worktops, splash back tiling and ceramic 1 1/2 bowl sink and drainer. Appliances include a 'Leisure' range with gas hob and extractor fan, dishwasher and washing machine. There is a window to the side and rear and door into the conservatory.

Conservatory

A good sized conservatory with delightful views over the garden. There is a tiled floor, French doors to the rear and door to the side.

Bedroom 2

A double bedroom with carpeted flooring and window to the side.

Bedroom 3

A further double bedroom with carpeted flooring and window to the side.

Family Bathroom

The family bathroom is tiled and comprises; pedestal wash hand basin, wc, bath with 'Mira Sport' shower over and cupboard housing the water tank.

Inner Hallway

The inner hallway has wood flooring, window to the rear and doors to the formal sitting room, master bedroom, bedroom 4 and storage cupboard.

Formal Sitting Room

A lovely second reception room with carpeted flooring, windows to the front and fireplace with gas fire.

Master Bedroom

The master bedroom has carpeted flooring, double wardrobe, 2 windows to the side and door to the en suite bathroom.

En Suite Bathroom

A large tiled en suite bathroom with wc, pedestal wash hand basin, bath with shower attachment and corner shower. There are two storage cupboards/wardrobes, window to the rear, hatch to the attic space and electric underfloor heating.

Bedroom 4

A double bedroom with wood flooring and window to the front.

Gardens

The attractive garden to the rear is fully enclosed and predominantly laid to lawn with well stocked borders and mature cherry tree. There is a small courtyard, patio area, timber shed and countryside views.

Parking

The property has a large driveway to the rear and side, which can easily accommodate 4 vehicles and has ample space for a garage.

Alarm

The property benefits from a wireless operated house alarm.

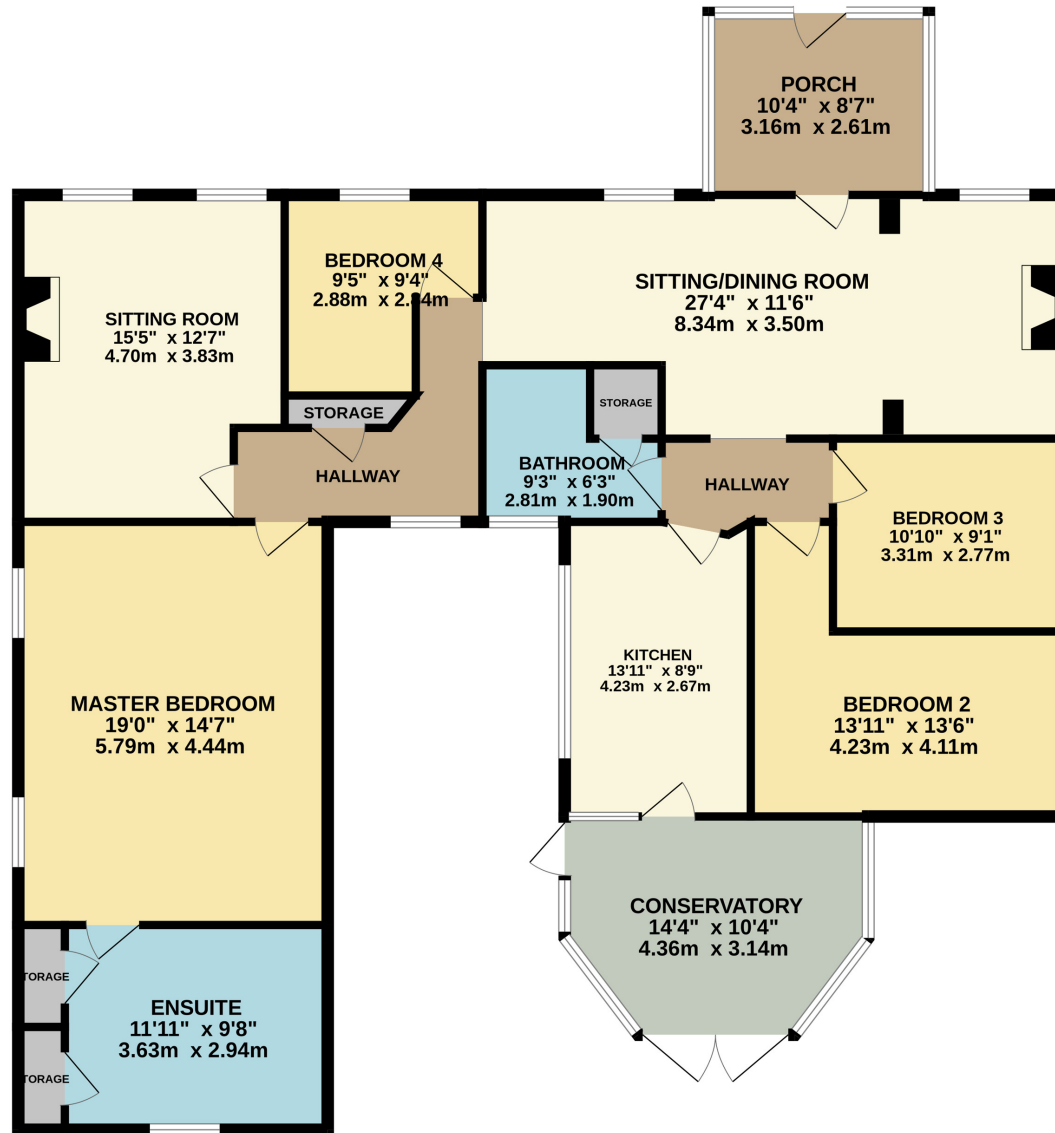
Heating

Gas central heating. There is electric under floor heating in the en suite bathroom.

Bus Stop

There is a bus stop nearby, but the bus will stop directly outside the property by demand.

GROUND FLOOR

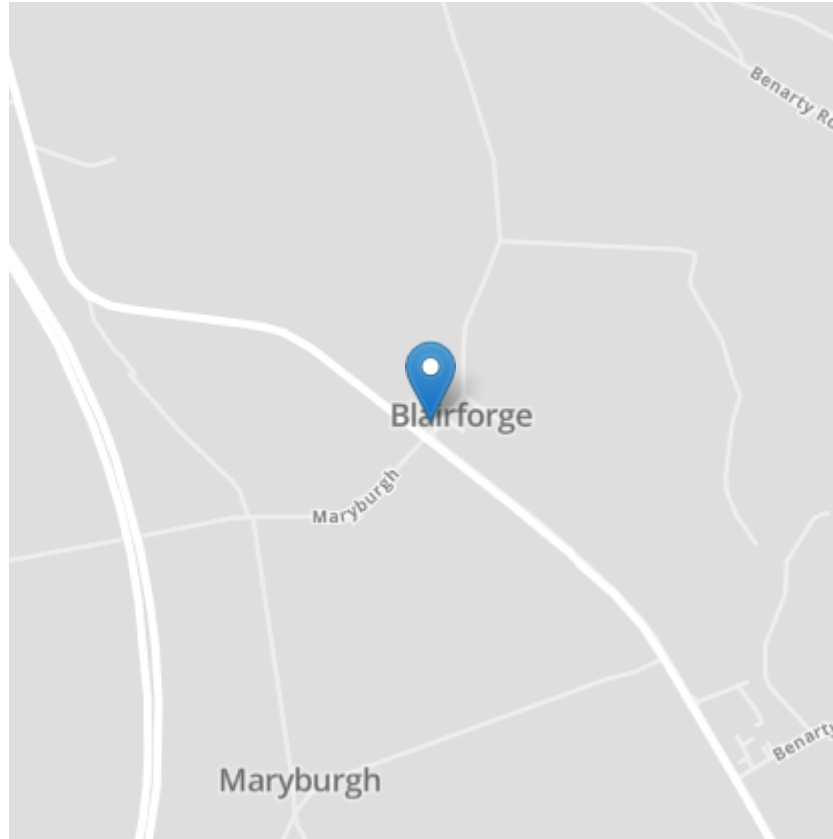






BLAIRFORGE - A BETTER PLACE TO LIVE

Blairforge is a small Hamlet located between Kinross and Kelty. The sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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

