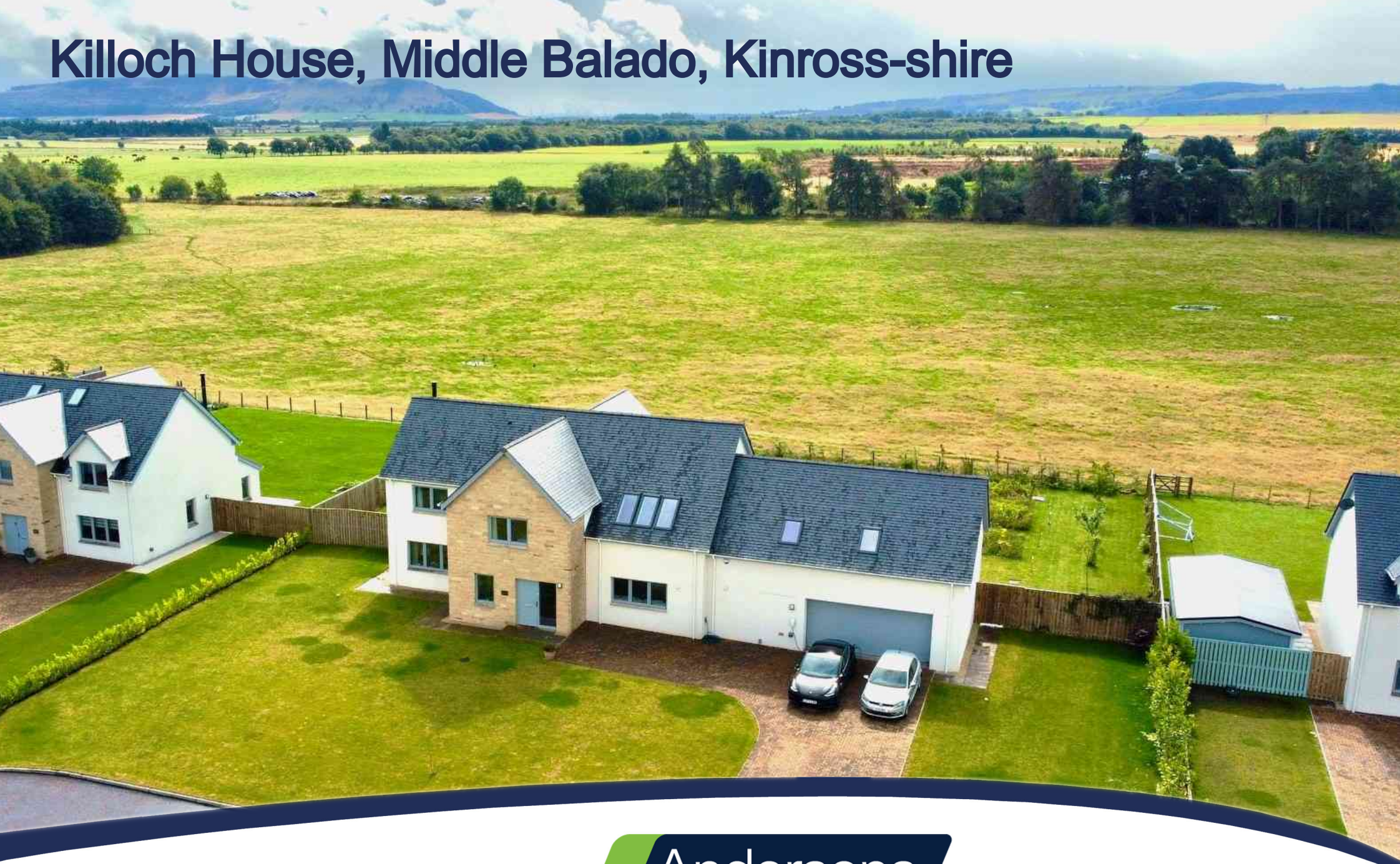


Killoch House, Middle Balado, Kinross-shire



Law Location Life

Killoch House | Middle Balado | Kinross-shire

Exceptional and substantial, Eco Friendly Detached Country House built by the highly renowned Good House Company. Situated in a semi rural location, close to Kinross and commuter links, the property lies on a large plot of approximately 1 acre, surrounded by open countryside, with spectacular views of Benarty Hill. This bespoke family home was built in 2022 and is set amongst an exclusive development of 8 homes and offers contemporary open plan living space with luxurious fixtures and fittings throughout, including Alan Johnstone Kitchen and Bathrooms.

The accommodation comprises; Ground Level - Entrance Vestibule, Reception hallway, Open Plan Kitchen/Dining/Family Room, Utility Room, Pantry, Sitting Room, Dining Room, Garden Room, Office/Bedroom 5 and Shower Room.

First Floor - Master Bedroom (En Suite Shower Room), 3 further Double Bedrooms, Family Bathroom and Large Cinema/Games Room.

The property further benefits from an integral double garage, large mono block driveway, substantial South facing rear garden and large front garden. Heating is via an air source heat pump, with underfloor heating in all downstairs rooms.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is oak flooring and glazed door with adjoining glass panel providing access into the reception hallway.

Reception Hallway

A light and spacious reception hallway with oak flooring, doors to the sitting room, open plan kitchen/dining/family room, office/bedroom 5, shower room and under stair storage cupboard. A carpeted staircase leads to the upper level.

Sitting Room

A large formal sitting room with oak flooring, fireplace with timber mantel and wood burning stove, fitted media wall, windows to the front, large sliding patio doors into the rear garden and door into the dining room.

Office/Bedroom 5

Currently utilised as an office, this room could also be used as a 5th bedroom. There are windows to the front and side and oak flooring.

Shower Room

The contemporary shower room is part tiled with tiled flooring and comprises; corner shower, wc, wall hung wash hand basin and LED touch wall mirror.

Open Plan Kitchen/Dining/Family Room

A truly magnificent open plan room with oak flooring throughout and feature double height ceiling with Velux windows over the kitchen area, providing an abundance of natural light. The luxury 'Alan Johnstone' shaker style kitchen has storage at base and wall levels, pan drawers, bin store, double bowl ceramic welsch sink, Quooker tap and marble worktops. Fitted appliances include 'Bora' hob with built in extractor fan, double 'Neff' ovens and dishwasher and space for a fridge/freezer. There is a large breakfast bar which seats up to 6 with additional storage units. There are additional windows to the front, open access to the dining room, bifold doors into the garden room, door to the utility room and built in media wall unit in the family/dining area.

Utility Room

The utility room has tiled flooring, window to the rear, doors to the pantry and inner hallway, storage units at base level, worktops, stainless steel sink and drainer and spaces and plumbing for a washing machine and tumble dryer.

Pantry

A walk in pantry with fitted shelving and oak flooring.

Inner Hallway

The inner hallway has wood flooring with door to the integral garage and carpeted staircase providing access to the cinema/games room.

Cinema/Games Room

A large carpeted cinema/games room with 2 Velux windows to the front and rear.

Garden Room

The garden room has bifold doors and oak flooring, with sliding patio doors into the rear garden and window to the side.

Dining Room

A formal dining room with oak flooring and windows to the front and side. There are breathtaking views towards Benarty Hill and the surrounding countryside.

Upper Level landing

The carpeted upper landing provides access to 4 double bedrooms, family bathroom and storage cupboard. There is a hatch to the attic space.

Attic

The attic is partially floored, with Ramsay ladder, power and light.

Master Bedroom

The master bedroom with carpeted with 2 fitted wardrobes, windows to the front and rear, including breathtaking countryside views and door to the en suite shower room.

En Suite Shower Room

The en suite shower room has part tiled walls and tiled flooring and comprises; walk in shower, wc, wall hung wash hand basin, towel radiator, LED touch wall mirror and window to the rear.

Guest Bedroom

A very generously sized guest bedroom with carpeted flooring and fitted wardrobe. There is a window to the rear with countryside views.

Bedroom 3

A further double bedroom with fitted wardrobe, window to the front and fitted wardrobe.

Bedroom 4

A fourth double bedroom with carpeted flooring, window to the rear with countryside views and fitted wardrobe.

Family Bathroom

The luxury family bathroom has part tiled walls, tiled flooring and comprises; bath, walk in shower, wc, wall hung wash hand basin with storage, LED touch wall mirror and towel radiator. There is a window to the rear.

Gardens

The property is set in approximately 1 acre, with attractive South facing rear garden. The rear garden is fully enclosed, mainly laid to lawn, with a patio area, wild garden and vegetable patch. There are stunning views towards Benarty hill and the surrounding countryside. The sizable front garden is laid to lawn.

Double Garage

The property benefits from an integral double garage with electric door to the front, door to the rear into the garden, power and light.

Driveway

The large mono block driveway could easily accommodate 6 vehicles and has an electric vehicle charging point.

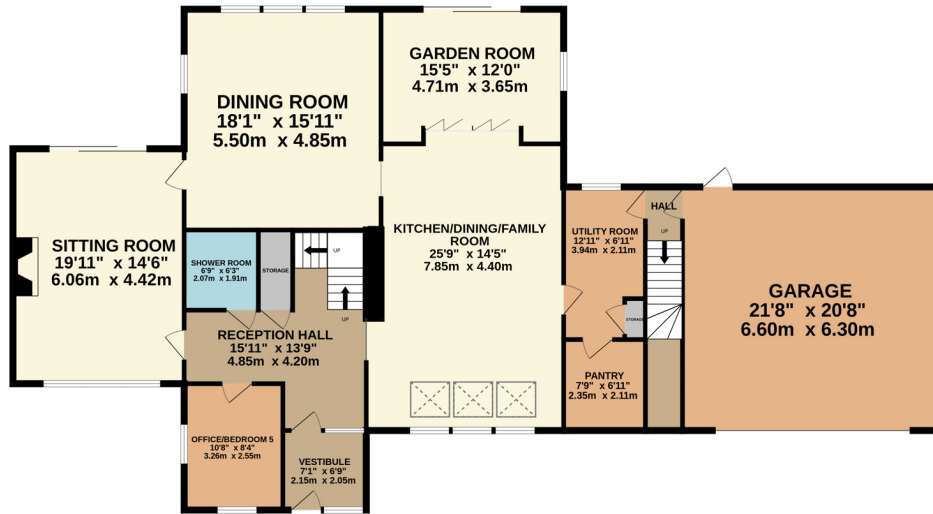
Heating & Solar Panels

See home report for details.

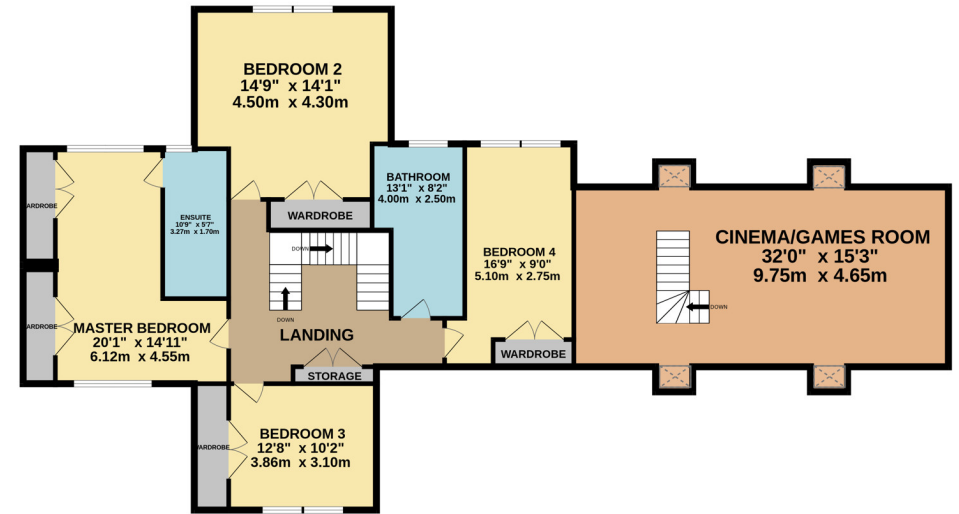
Dollar Academy Bus Service

There is a bus service available directly from Balado Bus Stop to Dollar Academy, with many children from the area already using this service.

GROUND FLOOR



1ST FLOOR



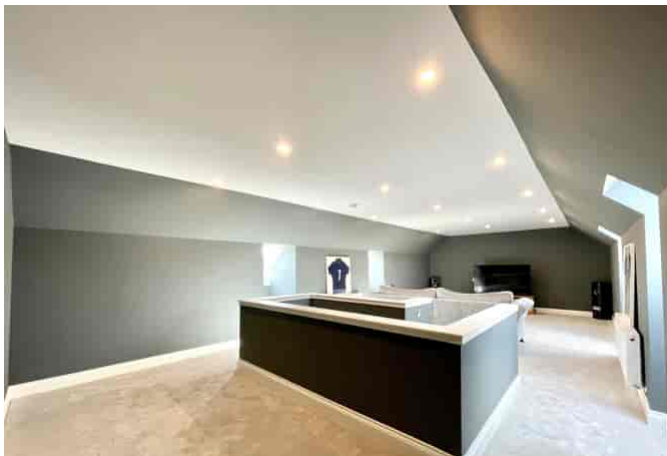
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024





KILLOCH HOUSE, KINROSS-SHIRE - A BETTER PLACE TO LIVE

Balado is a small hamlet 1.5 miles from the highly sought after town of Kinross, which 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		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(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		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

