

The Sawmill, Blairadam



Law Location Life

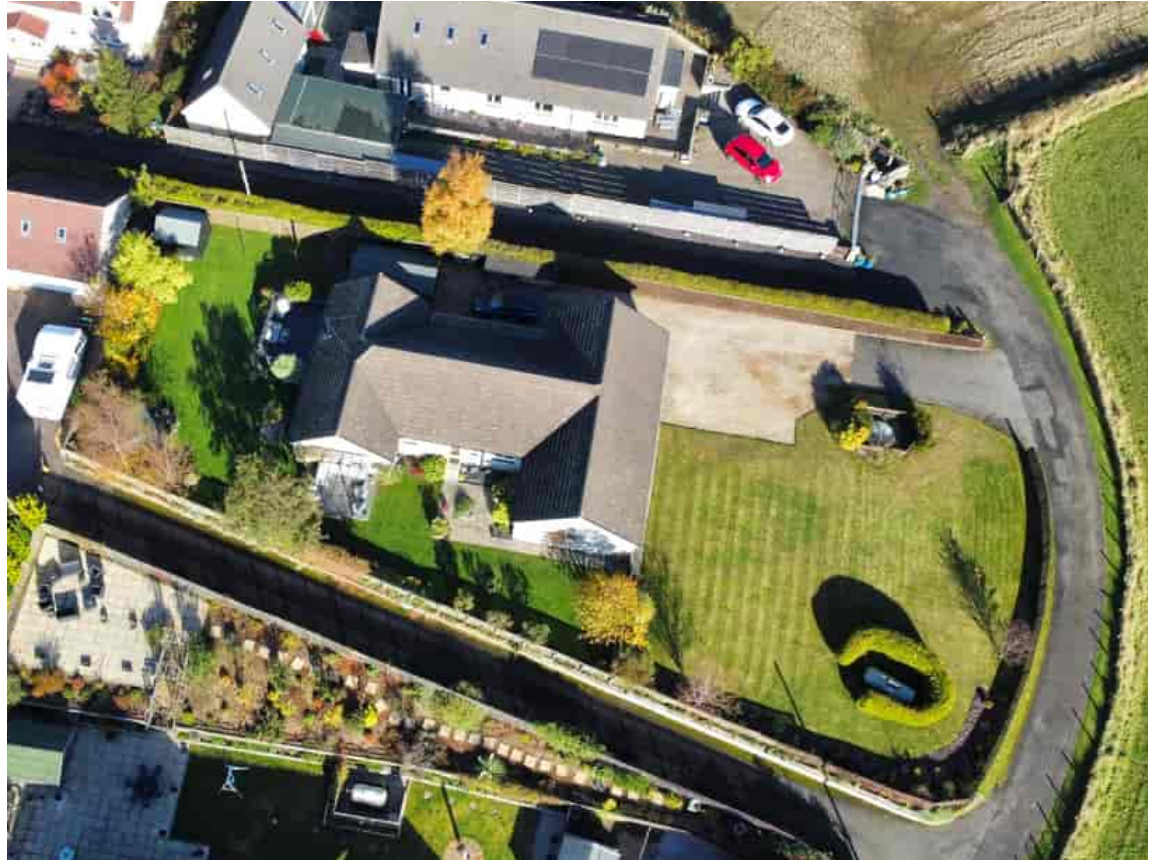
The Sawmill | Blairadam

Luxury Detached 6 Bedroom Bungalow, set within approximately 0.4 acres of beautifully landscaped gardens, enjoying a peaceful position at the foot of Benarty Hill offering stunning open views across the surrounding countryside. Situated in the sought-after Estate of Blairadam, this magnificent family home offers a perfect balance of rural tranquility and convenient access to nearby towns, transport links, and scenic walking routes around Benarty Hill, Loch Leven and Lochore Meadows.

This exceptional property is beautifully presented throughout and provides flexible family accommodation finished to a high standard, combining modern comfort with elegant design comprising; Hallway, Sitting Room, Dining Room, Family Room, Kitchen, Utility Room, WC/Cloakroom, Master Bedroom (En Suite Bathroom & Dressing Room), 5 further Double Bedrooms and Family Bathroom.

Externally, the property is surrounded by well-maintained gardens, featuring lawns, mature planting, pergola with outside kitchen, raised sun deck and patio areas ideal for outdoor dining or relaxing. Additionally there is a greenhouse, timber shed, log store, timber garage/workshop and large driveway providing ample parking.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Hallway

Entrance is from the front, into the hallway. There is 'Krono Swiss Grand' flooring and doors providing access to the sitting room, dining room, family room, kitchen, utility room, wc/cloakroom, 6 bedrooms, family bathroom, 2 storage cupboards and hatch to the attic space.

Sitting Room

A good sized reception room with 'Krono Swiss Grand' flooring, corner wood burning stove, French doors with adjoining windows to the side onto the sun deck and additional window to the rear.

Dining Room

A formal dining room, again with 'Krono Swiss Grand' flooring and windows to the side.

Family Room

A versatile room currently utilised as an office space. There is 'Krono Swiss Grand' flooring, built in storage and windows to the sides.

Kitchen

A contemporary kitchen with fitted storage units at base and wall levels, including pantry cupboard and pan drawers, bespoke 'Apollo Acrylic Slab Tech' worktops, incorporating a 1 1/2 bowl sink and drainer and glass splashback. Integrated appliances include, dishwasher, 'Neff' Oven, 'Neff' microwave, 'Neff' induction hob and extractor fan. Additionally there is space for an American fridge/freezer, 'Antico' flooring and window and door providing access to the rear.

Utility Room

The utility room has further storage units at base and wall levels, worktops, splashback tiling, stainless steel sink and drainer and space and plumbing for a washing machine and tumble dryer. There is a fitted cupboard, vinyl tile effect flooring and door to the rear.

WC/Cloakroom

The wc/cloakroom has 'Krono Swiss Grand', splash back tiling and comprises; wc, wash hand basin with storage and window to the front.

Master Bedroom

A large master bedroom with carpeted flooring, window to the side and open access to the dressing room and door providing access into the en suite bathroom.

En Suite Bathroom

The en suite shower room is tiled, has under floor heating and comprises; bath with shower attachment, wall hung wash hand basin with storage, wc, walk in shower, chrome towel radiator and window to the rear.

Dressing Room

The dressing room has a feature arched entrance, carpeted flooring and built in storage, including rails, shelving and drawers.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bedroom 5

Bedroom 5 has 'Krono Swiss Grand' flooring and a window to the side.

Bedroom 6

This bedroom could be used as an office space or 6th bedroom and has 'Krono Swiss Grand' flooring and a window to the front.

Family Bathroom

The family bathroom is tiled and comprises; bath with shower attachment, wc, wash hand basin with storage, shower, chrome towel radiator and window to the side.

Gardens

Set in 0.4 acres of stunning gardens to the front, sides and rear, including lawn areas, patio, pergola with composite deck, raised sun deck, mature trees, including an array of fruits trees, plants and flowers, timber shed and greenhouse.

Driveway & Garage/Workshop

There is a large driveway to the side of the property with timber garage/workshop.

EVC Point

There is an electric vehicle charging point to the side of the property.

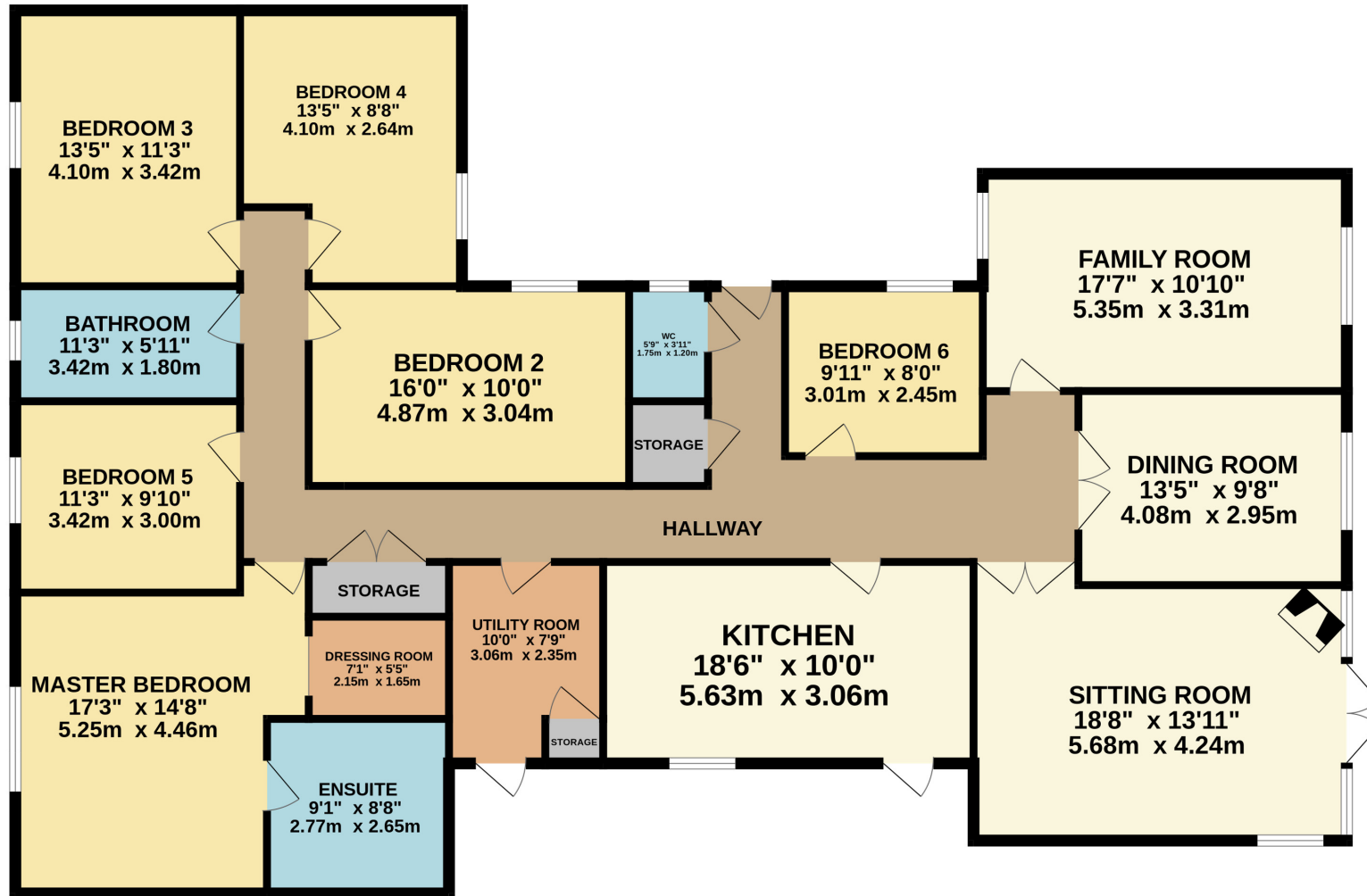
Heating

LPG heating.

Extras

The wardrobes in bedrooms 2, 4 and 5 are included in the sale.

GROUND FLOOR

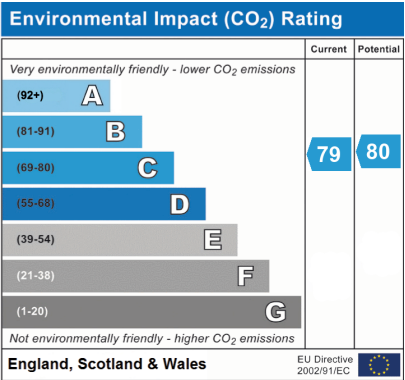
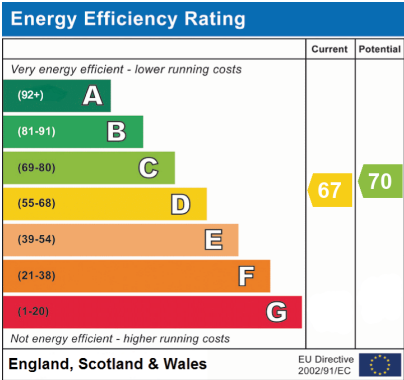
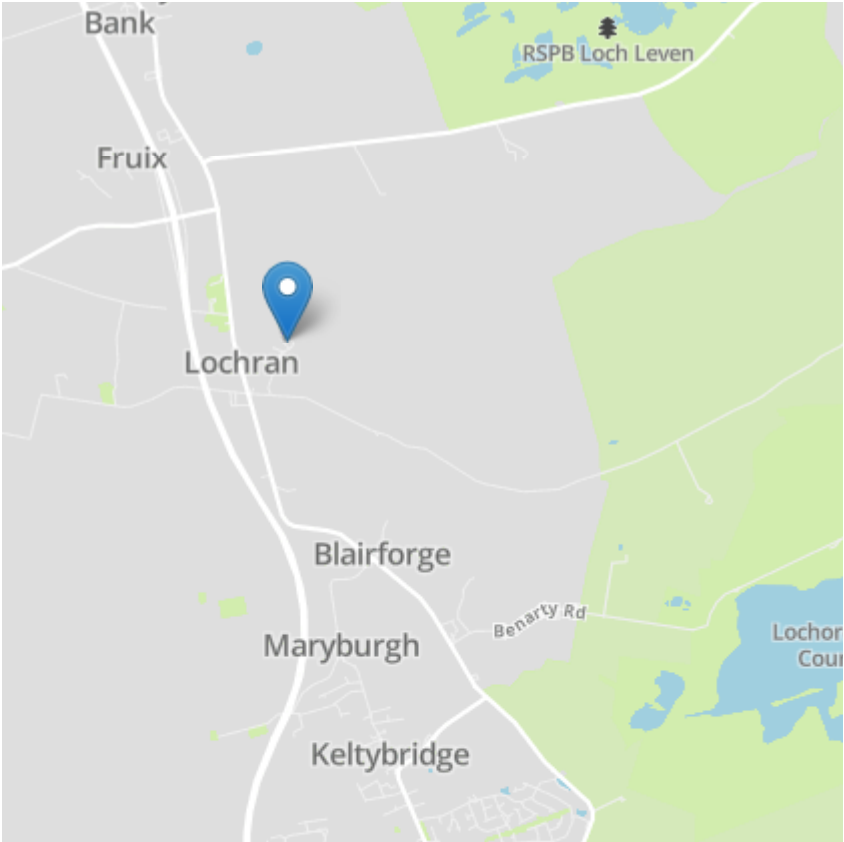






THE SAWMILL, BLAIRADAM - A BETTER PLACE TO LIVE

Blairadam is a small estate on the edge of Fife, conveniently situated for access to the M90 Motorway, the perfect combination for rural living and easy commuting. There are train stations in nearby Cowdenbeath and Dunfermline, with a 'Park & Ride' service in the nearby town of Kinross. Kinross also offers a good range of shops, restaurants, cafes, coffee shops and other facilities. 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. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young 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

