

Arkaig 5 Blairadam Grove, Keltybridge



Law Location Life

Arkaig | 5 | Blairadam Grove | Keltybridge

Rarely Available, this Detached Villa offers sizable and versatile accommodation and is situated on a large end plot, in a small, quiet cul-de-sac in the pretty little village of Keltybridge.

With excellent commuter links and close proximity to amenities and schools in both nearby Kinross and Kelty, this deceptively spacious property could provide an outstanding family home.

The accommodation comprises; Ground Floor - Entrance Vestibule, Reception Hallway, Sitting Room, Dining Room/Family Room, Open Plan Kitchen/Dining Room, Utility Room and WC Room.

First Floor - Spacious Landing, Master Bedroom (En Suite Shower Room), 3 further Double Bedrooms, Bedroom 5/Study and Family Shower Room.

Externally the property is set in generous and attractive gardens to the front and rear and further benefits from an integral double garage with office/store room and large mono block driveway.

Viewing is highly recommended to fully appreciate the size of the property.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is laminate flooring and doors to a storage cupboard and the reception hallway.

Reception Hallway

The reception hallway has laminate flooring, staircase to the upper level and doors providing access to the sitting room, dining/family room, open plan kitchen/dining room and wc room.

Sitting Room

A large reception room with windows to the front and side, patio door to the rear into the garden and double doors into the dining/family room. There is carpeted flooring and fireplace with gas fire.

Dining/Family Room

A versatile room which could be used as a formal dining room or family room. There is carpeted flooring, window to the rear and doors into the reception hallway and sitting room.

Open Plan Kitchen/Dining Room

The large open plan kitchen/dining room has storage units at base and wall levels, breakfast bar, worktops, splash back tiling and double stainless steel sink and drainer. Fitted appliances include a 'Leisure Cookmaster 101' range and gas hob, extractor fan and dishwasher. There is ample space in the dining area for a large table and furniture, windows to the front and rear, laminate flooring and doors to the under stair storage cupboard and utility room.

Utility Room

The utility room has further storage units at base and wall levels, worktops, stainless steel sink and drainer and spaces and plumbing for appliances. There is laminate flooring, window and door to the rear and door providing access into the integral double garage.

Upper Level Landing

An attractive carpeted staircase provides access to the upper level landing. There are doors to 5 bedrooms, family shower room, storage cupboard and hatch to the attic space.

Master Bedroom

The master bedroom has fitted quadruple and triple wardrobes with sliding mirrored doors. There is carpeted flooring, window to the front and door to the en suite shower room.

En Suite Shower Room

The modern en suite shower room has a walk in shower, wc, wall hung wash hand basin with storage, two further wall hung storage units, chrome towel radiator and window to the rear.

Bedroom 2

A double bedroom with carpeted flooring, fitted triple wardrobe with sliding mirrored doors and window to the front.

Bedroom 3

A further double bedroom with carpeted flooring, window to the front and fitted double wardrobe with sliding mirrored doors.

Bedroom 4

A fourth double bedroom with carpeted flooring, fitted double wardrobe with sliding mirrored doors and window to the rear.

Bedroom 5/Study

This room has glazed panels to the front, fitted storage cupboard and window to the rear.

Family Shower Room

A modern shower room with walk in shower, wc, wall hung wash hand basin with storage, further wall hung storage unit, chrome towel radiator and window to the rear.

Gardens

The property is set in magnificent gardens. Ther rear garden is fully enclosed, with large lawn areas, mono block patio, mature trees, plants and flowers. There is storage shed. The front garden includes a mature tree lined driveway with further lawn areas, plants, flowers and shrubs.

Double Garage & Office/Store Room

The double integral garage has two up and over doors to the front, 2 windows to the side and doors to the utility room and office/store room. There is a hatch to the attic space.

Office/Store Room

A useful room with window to the rear and hatch to attic space.

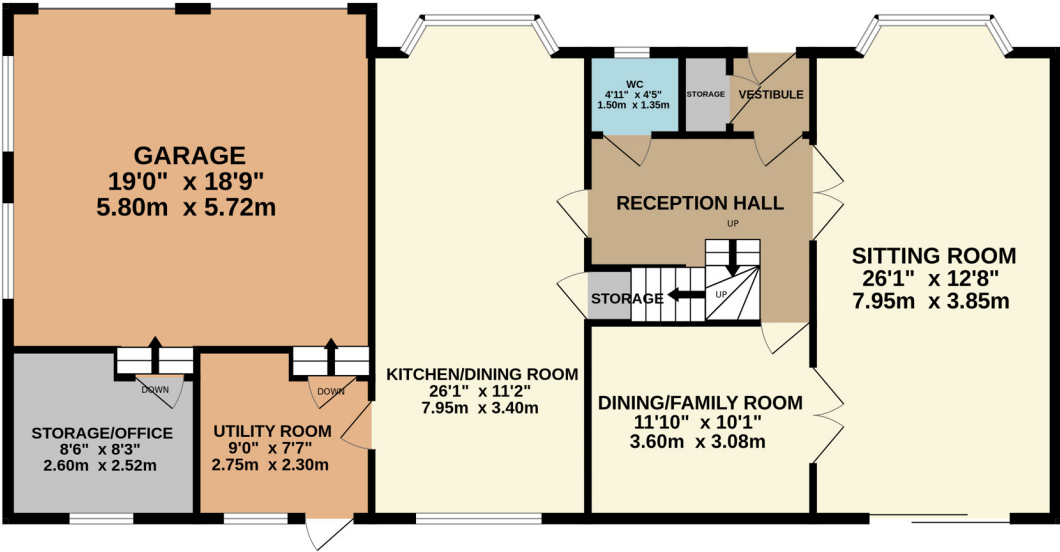
Driveway

A stunning tree lined mono block driveway to the front provides parking for 4/5 vehicles.

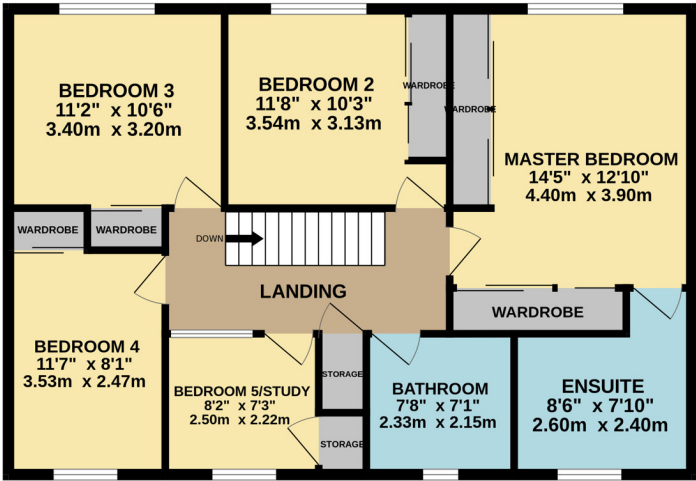
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



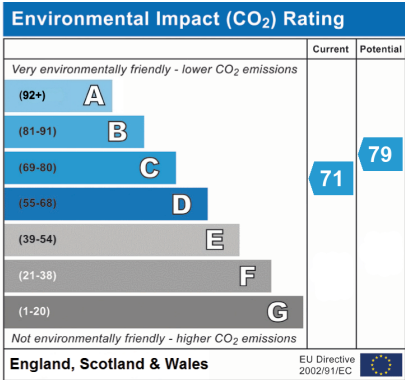
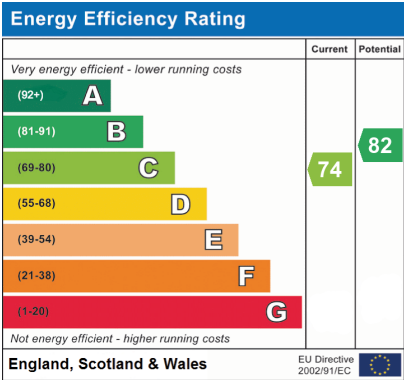
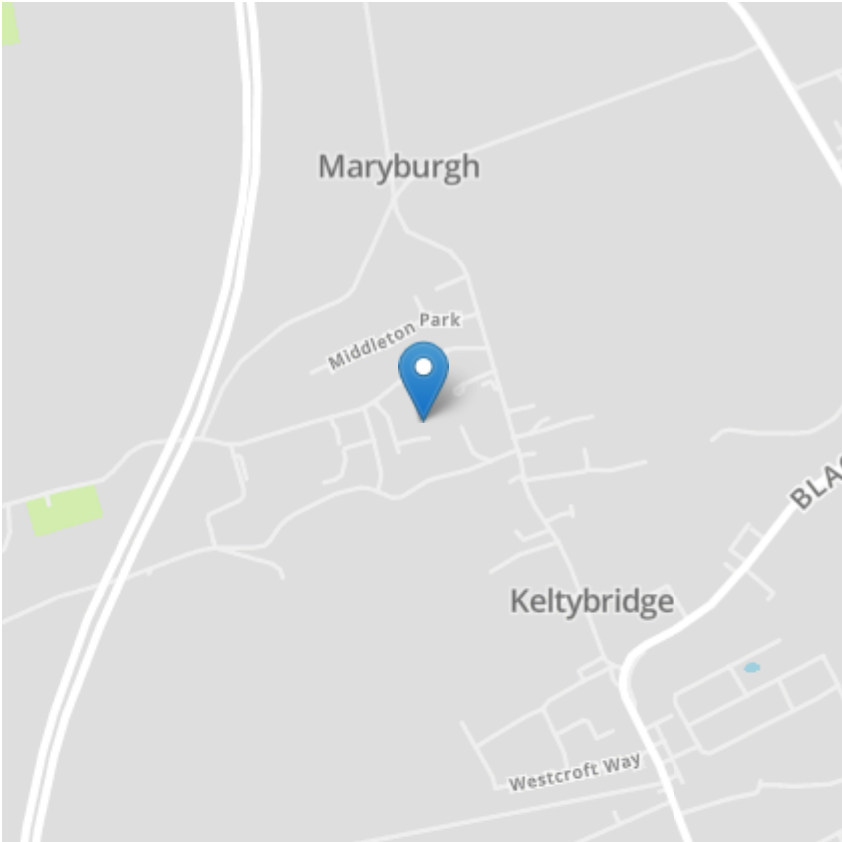
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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BLAIRADAM GROVE, KELTYBRIDGE - A BETTER PLACE TO LIVE

Keltybridge is a small village 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.

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