

2 Dawson's Court, Balado, Kinross



Law Location Life

2 | Dawson's Court | Balado | Kinross

An Impressive Detached Bungalow set in substantial gardens and occupying a large corner plot in a quiet cul-de-sac location in the sought after Hamlet of Balado.

This spacious property offers exceptionally spacious accommodation and is beautifully presented throughout.

The flexible accommodation currently comprises; Entrance Hallway, Reception Hallway, Sitting Room (French Doors to Garden), Dining Room, Breakfasting Kitchen, Utility Room, Master Bedroom (En Suite Shower Room), 3 further Double Bedrooms, Study, Family Bathroom and Upper Level Lounge/Bedroom 4 with En Suite Bathroom.

Additionally the property is set within stunning and well kept mature gardens to the front, side and rear and has a double integral garage and large driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There are doors providing access to a storage room and reception hallway.

Storage Room

A useful storage room with window to the front.

Reception Hallway

The reception hallway provides access to the sitting room, dining room, breakfasting kitchen, 3 bedrooms, study and family bathroom.

Sitting Room

An exceptionally spacious reception room with windows to front, French doors to the side into the garden and fireplace with multi fuel burning stove.

Dining Room

A formal dining room with patio doors into the garden.

Breakfasting Kitchen

The kitchen has modern storage units at base and wall levels, attractive worktops, stainless steel sink and drainer and feature breakfast bar with seating for 4. Fitted appliances include Toledo Rangemaster with electric hob, extractor fan, fridge/freezer, dishwasher and wine fridge. There is a window to the rear overlooking the garden and doors to the utility room, pantry cupboard and upper level lounge/bedroom 4.

Utility Room

A good sized utility room with storage units at base and wall levels, worktops, splash back tiling, Belfast sink and space for a washing machine. There is a window to the rear and door to the double integral garage.

Upper Level Lounge/Bedroom 4

Accessed via a staircase from the kitchen, a large versatile room currently utilised as a further reception room, but could be used as a fourth bedroom. There are windows to the front and rear and doors to the eaves storage and to the en suite bathroom.

En Suite Bathroom

A tiled modern bathroom with roll top freestanding bath with shower attachment, pedestal wash hand basin, wc, chrome towel radiator and window to the rear.

Master Bedroom

The master bedroom has a window to the rear, fitted double wardrobe and door to the en suite shower room.

En Suite Shower Room

A modern shower room with corner shower, wash hand basin with storage, wc, towel radiator and window to the side.

Bedroom 2

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

Bedroom 3

A double bedroom with window to the front and fitted double bedroom.

Study

The study has a window to the front and hatch to the attic.

Family Bathroom

A modern tiled bathroom comprising; bath with shower over, wc, bidet, fitted wash hand basin with storage, LED touch mirror and towel radiator. There is a window to the front.

Heating

Heating is from a Worcester LPG floor standing boiler located within the garage. This supplies steel panel radiators, towel radiators and also provides domestic hot water. Additionally, there is electric underfloor heating in the en suite shower room.

Gardens

Set in substantial garden ground, the rear garden is fully enclosed and West facing. There are patio areas, lawn sections, planters, flower borders, green house, summer house and shed. The gardens to the front and side are laid to lawn with borders of plants, flowers, shrubs and hedges.

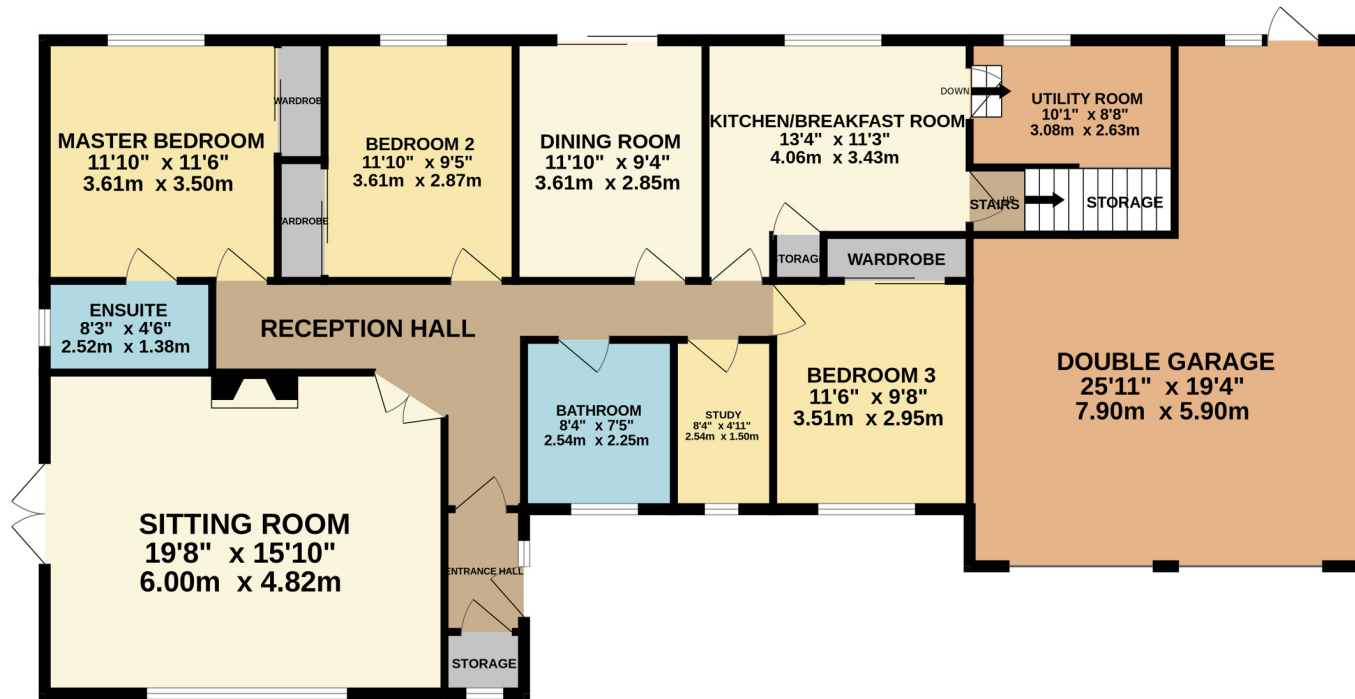
Double Garage

The property benefits from a double integral garage with window and door to the rear, power and light.

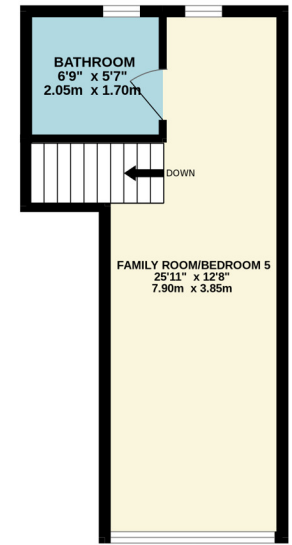
Driveway

There is a large driveway to the front of the property.

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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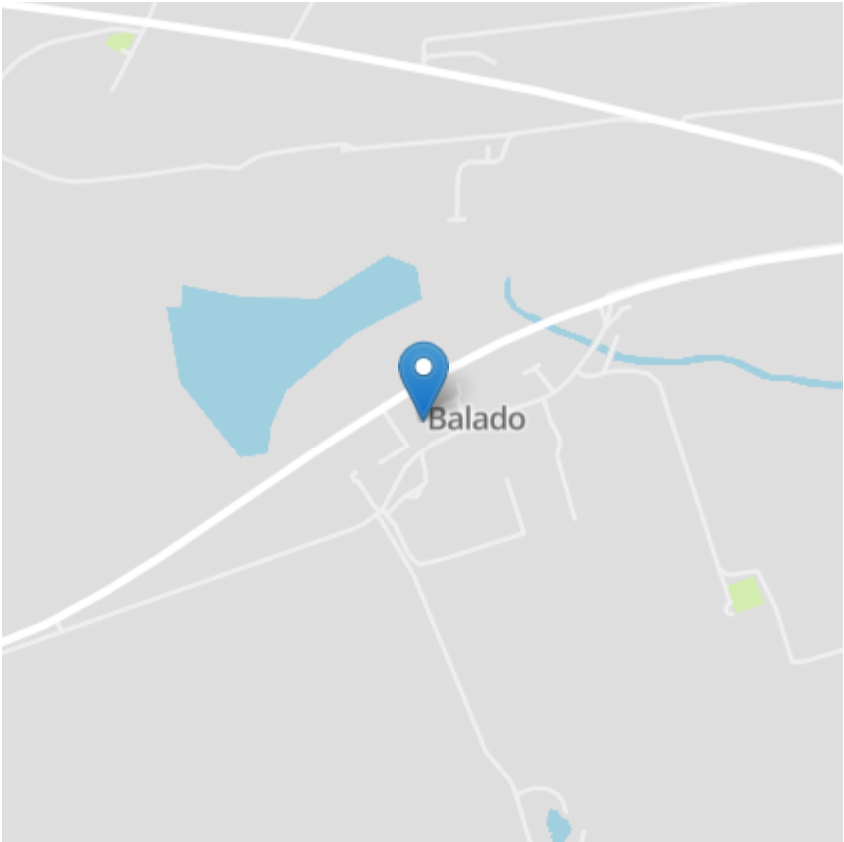




DAWSON'S COURT, KINROSS

- 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.



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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

