

# 2 Loch Leven Court, Wester Balgedie, Kinross



Law Location Life



## 2 | Loch Leven Court | Wester Balgedie | Kinross

Rarely Available, this Executive, Individually Designed Detached Bungalow is set within an impressive plot of approximately ½ acre, enjoying countryside views and positioned in a quiet cul-de-sac within the highly sought-after village of Wester Balgedie.

This outstanding home offers exceptionally spacious and flexible accommodation, thoughtfully designed to suit both family living and entertaining. The property boasts three generous public rooms, providing versatile space for formal dining and relaxation. At the heart of the home lies a well-appointed dining kitchen, ideal for modern family life, complemented by a separate utility room for added convenience.

There are four well-proportioned double bedrooms, including an impressive principal suite with en suite shower room and dressing room. A stylish Jack and Jill en suite bathroom serves two of the additional bedrooms, while a separate shower room adds further practicality for family and guests.

The accommodation comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Dining Room, Family Room, Dining Kitchen, Utility Room, Master Bedroom (En Suite Shower Room & Dressing Room), 3 further Double Bedrooms, Jack and Jill En Suite Family Bathroom and Shower Room.

Externally, the property sits within extensive, beautifully landscaped gardens, offering a high degree of privacy along with stunning rural aspects to the side. The substantial mono block driveway provides ample off-street parking and leads to an integral double garage and carport.

This superb home further benefits from a range of quality extras, including electric security shutters—ideal for retaining warmth in winter and keeping interiors cool in summer—underfloor heating in the bathrooms, and a tiled double garage with electric doors.

A rare opportunity to acquire a bespoke bungalow of this calibre, combining generous proportions and an enviable semi-rural setting. Early viewing is highly recommended





## Accommodation

### Entrance Vestibule

Entry is from the front into the entrance vestibule. There are two fitted cloakroom cupboards and door providing access into the reception hallway.

### Reception Hallway

The reception hallway provides access to the sitting room, dining room, family room, dining kitchen, 4 bedrooms, Jack & Jill Bathroom, shower room and 3 storage cupboards and box room.

### Sitting Room

An impressive and spacious reception room with patio doors to the front and rear with fitted electric shutter blinds, additional windows to the side, feature fireplace with gas fire and double doors into the dining room.

### Dining Room

A great sized formal dining room with two windows to the rear.

### Dining Kitchen

A modern dining kitchen with fitted storage units at base and wall levels, worktops, and double stainless steel sink. Fitted appliances include 'Neff' oven and combination oven, 'AEG' electric hob, 'Smeg' extractor fan, 'Bosch' dishwasher and fridge freezer. There is ample space for a dining table and windows to the front.

### Family Room

The family room has a patio door to the front with fitted electric shutter blind, a window to the front and door providing access into the utility room.

### Utility Room

The utility room has storage units, worktops, splashback tiling, ceramic Belfast sink and spaces and plumbing for a washing machine and tumble dryer. There is a door to the rear into the garden, door providing access into the integral double garage and hatch to the extensive floored attic space.

### Master Bedroom

A large master bedroom with windows to the side and rear and doors to the walk in wardrobe/dressing room and en suite shower room.

### En Suite Shower Room

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

### Bedroom 2

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

### Bedroom 3

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

### Bedroom 4

Bedroom 4 is a double bedroom with window to the rear and door providing access to the 'Jack & Jill' family Bathroom.

### Jack & Jill Family Bathroom

The tiled family bathroom has electric under floor heating and comprises; steam shower, bath, wc, wash hand basin with storage, chrome towel radiator, fitted mirror with lighting and window to the rear.

### Shower Room

The fully tiled shower room comprises; shower, wc, wall hung wash hand basin with storage, chrome towel radiator and window to the front.

### Gardens

Set within magnificent south-facing gardens extending to approximately 0.5 acres, this professionally landscaped outdoor space offers an exceptional setting with views towards the countryside and the Lomond Hills. Predominantly laid to lawn, the gardens are beautifully maintained and bordered by an array of mature trees, established plants, vibrant flowers and well-stocked shrubs, creating a wonderful sense of privacy and seclusion. The expansive grounds provide an ideal environment for families, keen gardeners, or those simply seeking a tranquil retreat with uninterrupted open aspects. A substantial patio area offers the perfect space for outdoor dining and entertaining, allowing you to fully enjoy the sunny south-facing orientation. In addition, there are three timber sheds providing excellent storage solutions and further practicality to this outstanding garden setting.

### Integral Double Garage

The integral double garage has tiled flooring, luxury garage storage units (available by separate negotiation), two electric doors to the side, windows to the front, power, light and hatch to the attic space.

### Mono Block Driveway & Carport

There is an extensive mono block driveway to the side and rear, with car port.

### Extras

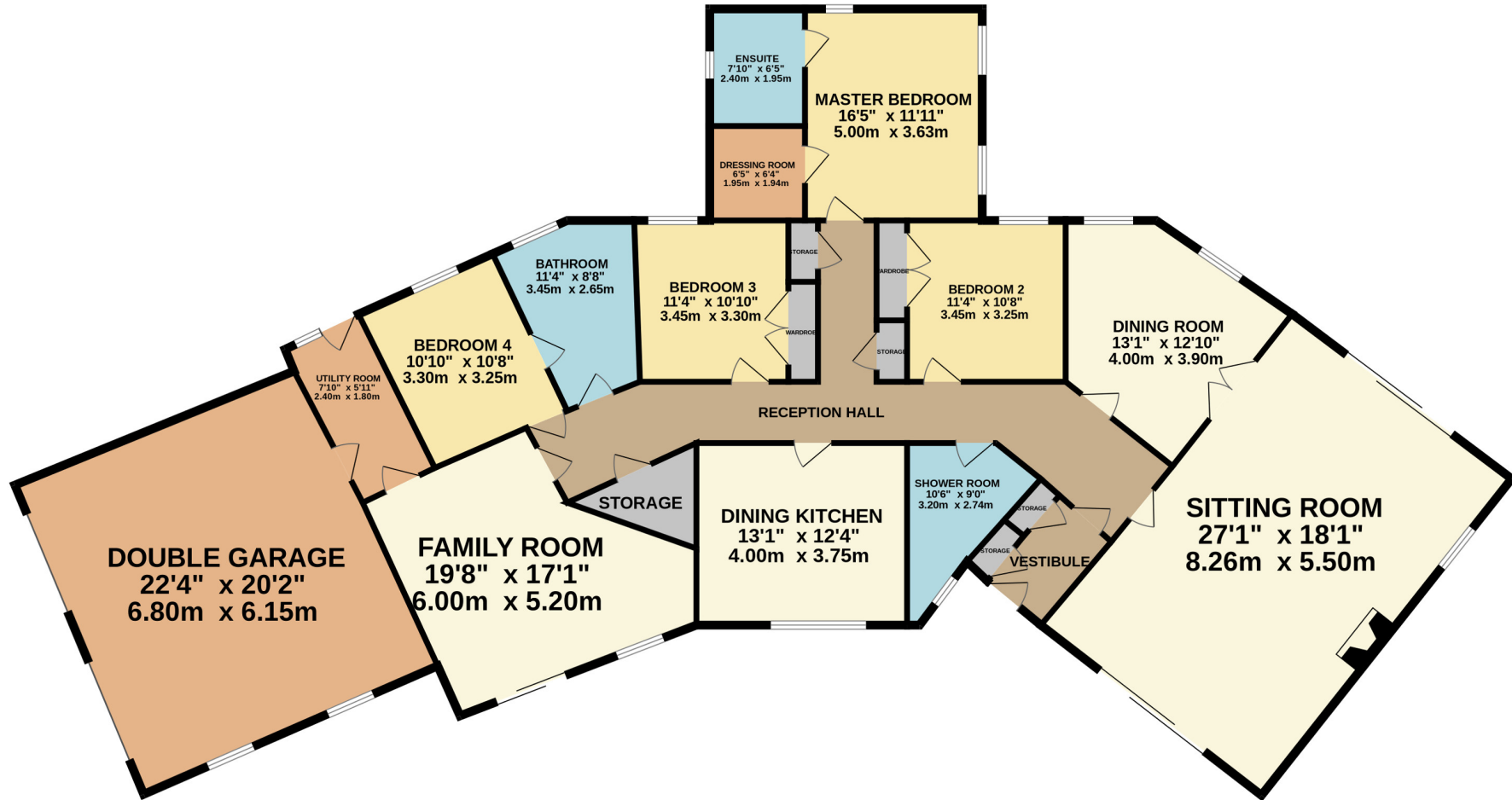
Electric shutter blinds in the sitting room and alarm system.

### Note

The garage furniture and lawnmower robots are available via separate negotiation.



# GROUND FLOOR







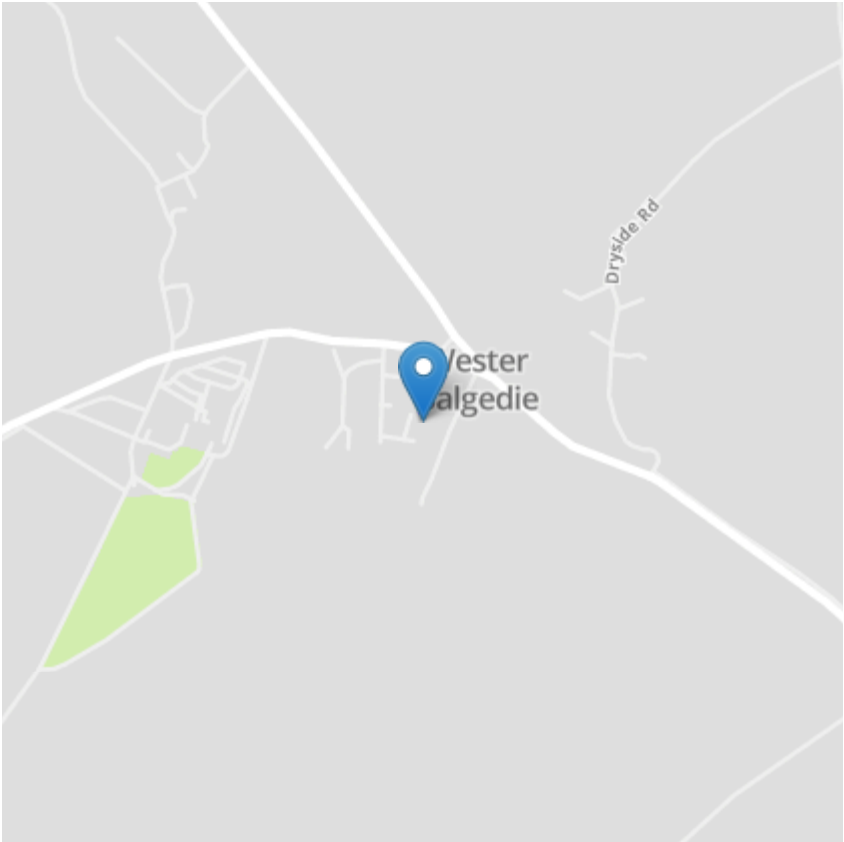






# LOCH LEVEN COURT, KINROSS - A BETTER PLACE TO LIVE

Wester Balgedie is a small Hamlet just 3 miles from Kinross and enjoys stunning views of Loch Leven. The nearby Loch Leven's Larder and Balgeddie Toll Tavern, are both within walking distance of the property and offer superb dining and shopping facilities. This area is perfect for walking with the Loch Leven Heritage Trail located nearby, as well as various other rural hikes. There are also great opportunities for Bird Watching, Gliding and golfing. The local Primary School is situated at nearby Portmoak, with secondary education available at nearby Kinross High School. Private schooling is also available at nearby Dollar Academy and Strathallan School, Forgandenny. The town of Kinross offers a good range of shops, cafes, restaurants and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A                                     |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 62      | 66        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   | 75      | 76        |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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

