

McCrae & McCrae Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers



BEAUFIELD, MIDDLE BALADO, BALADO, KINROSS,
KY13 0NH



Immaculate, contemporary detached family home occupying a generous plot and offering bright and versatile accommodation that has been finished to a high standard throughout. Situated in a semi-rural location with easy access to central Scotland's arterial road and network rail.

Kinross 2 miles Perth 18 miles Edinburgh 27 miles Dundee 32 miles Glasgow 43 miles

Accommodation

Ground Floor

Vestibule, Hall, Drawing room, Sitting room with bar area, Dining room, Kitchen/Breakfast room, Gym/Bedroom 6, Cloakroom, WC.

First floor

Galleried landing with sitting area, master bedroom with south facing balcony, walk in wardrobe, sauna and en-suite bathroom, bedroom 2 with en-suite shower room, study/bedroom 5, family bathroom, bedroom 3, bedroom 4, Boot room.

Self-contained apartment on first floor

Sitting/Dining room, Kitchen, Bedroom, Bathroom

Second floor

Cinema room

Outside

Electric gates and security system, Triple garage, Driveway with parking and turning area, Extensive gardens totalling approximately 1.21 acres





Situation

Beaufield is located within a small private residential enclave which lies about 2 miles west of Kinross and the M90 motorway making it ideally placed for commuting throughout east central Scotland. The M90 provides quick access to both Perth, Edinburgh and Dundee. The A977 heads west to Clackmannanshire Bridge and thereafter the motorway network to Glasgow and Stirling.

Nearby Kinross is an attractive county town that offers a wide range of local facilities including a supermarket, leisure centre, good local shops, banking and a Park and Ride facility with bus links to Edinburgh, Perth, Dundee, Aberdeen and Inverness. Kinross offers good primary and secondary schooling and the property is within easy reach of many private schools including Strathallan, Craigclowan, Kilgraston and Dollar Academy.

The Loch Leven Heritage Trail is a unique waterside route which runs for almost 8 miles. The beautiful countryside trail provides for excellent walking, cycling, riding and country pursuits. Keen golfers are spoilt for choice with two excellent 18 holes golf courses in Kinross. The Gleneagles Hotel with played host to the 2014 Ryder Cup is only around 20 miles away.





Description

Beaufield is a stunning family home of generous proportions located in a semi-rural setting and convenient for Scotland's arterial roads and rail networks. The property is finished to a high specification throughout with hand crafter oak staircase, oak doors, quality sanitary ware. Remote lighting, sound system and CCTV. The property is set within extensive mature garden grounds and enjoys delightful southerly aspect.

Access to the house is via electric gates which are serviced by a security entry phone system. The accommodation is arranged over three levels and is centred round a hand crafted oak split staircase. The drawing room, dining room and sitting room are spacious and have bay windows and attractive fireplaces. The sitting room has a French door to the garden and a fitted bar area. A luxuriously fitted kitchen has a door leading to the garden and is fitted with quality units and appliances. Also on the ground floor there is a double bedroom, a cloakroom and WC.

The staircase continues up to an impressive galleried landing with a seating area and doors to the 5 rooms. The master suite has a south facing balcony, fitted wardrobes, walk in wardrobe, sauna and a contemporary en-suite bathroom. There is a concealed staircase that leads to the second floor where there is a 4 person cinema room.

A self-contained flat is located above the garage and has a sitting/dining room, fitted kitchen, bedroom and bathroom.



Accommodation

Vestibule

Double doors to hall. Tiled floor with inset mat.

Hall

Spacious and welcoming hallway with hand crafted oak spilt staircase. Under stair storage cupboard.

Drawing room

Elegant room with front facing bay window and additional window to the side. Painted fireplace with granite surround and hearth housing a living flame calor gas fire. Decorative cornicing. Ceiling rose. Fitted carpet.

Dining room

Bay window to front. Carved oak fireplace with marble surround and mantle housing a living flame gas fire.

Kitchen/Breakfast room

Luxurious appointed kitchen with an excellent range of wall and base units. Granite worktops incorporating a one and a half bowl stainless steel sink and drainer the mixer tap. Co-ordinating breakfast bar with pan drawers and granite worktop with five ring propane gas hob and extractor hood. Two fitted high level ovens and combi microwaves, two integrated fridge/freezers and an integrated dishwasher. Vertical radiation. Amtico floor. Bay window and additional window. Concertina doors to the garden.

Sitting room

Bay window incorporation a French door to the rear garden. Stone fireplace and hearth with electric fire. Decorative cornice. An archway leads to a bar area which is fitted with a handmade oak bar unit and has a wood floor and rear facing window.

Gym/bedroom 6

Double bedroom currently set up as a gym. Decorative cornice and picture rail. Wood floor.

Cloak room

With window, coat rail and containing the sound system and CCTV control units.

WC

Opaque window. Fully tiled and fitted with a wash hand basin and wc. Cornice. Ladder radiator.

Boot room

The boot room links the main house to the garage and to the self-contained flat. Chinese slate floor. Two doors to the garden.

First floor

Landing

The oak split staircase continues up to a bright landing which has gallery and seating areas. Two deep storage cupboards. Cornicing.

Master bedroom suite

Bay window to rear incorporating a French door to the balcony. Fitted wardrobe. Dressing area leading to a walk in wardrobe, infra-red sauna and an en-suite bathroom.

Bedroom 2

Double bedroom with bay window to front. Fitted wardrobes, drawers and vanity unit. Cornicing. Fitted carpet with en-suite shower room.

Bedroom 3

Window to side. Fitted mirror wardrobes. Cornice. Fitted carpet.

Bedroom 4

Bay window to front. Fitted wardrobes, drawers and vanity unit. Fitted carpet.

Study/Bedroom 5

Fitted wardrobe and shelving. Cornice. Fitted carpet.

Second Floor

Cinema room

Superb cinema room with a wall mural by a local artist depicting the San Francisco skyline. Velux window. Fitted carpet. Coombed.

Self-contained flat

Hall

A carpeted staircase leads from the boot room to the hall which has a deep walk in cupboard and a fitted carpet

Sitting/Dining room

A south facing bay window to rear and additional west facing window. Fitted carpet.

Kitchen

Window to rear. Fitted wall and base units with worktop incorporating an acrylic sink and drainer and an electric hop. Built in electric oven.

Bedroom

Window to side. Fitted carpet.

Shower room

Fully tiled and fitted with a wash hand basin, wc and shower cabinet with mains shower.



VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

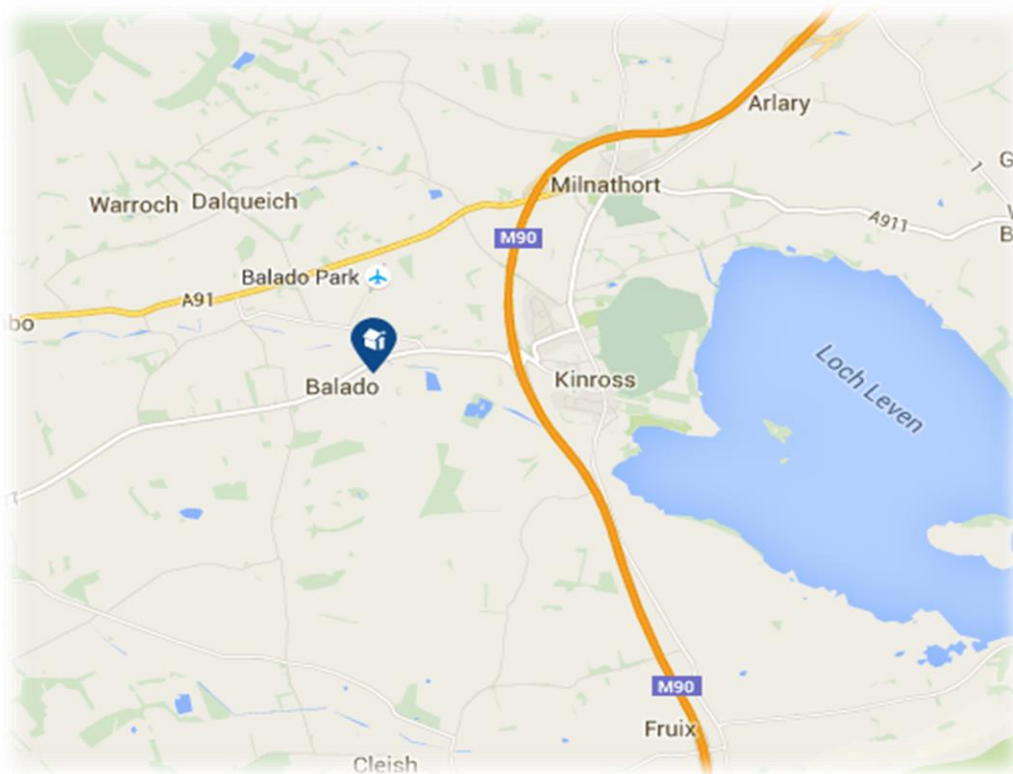
PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.





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