



East Lochran House, Blairadam, Kelty, KY4 0HU
Offers Over £470,000



Outstandingly appointed Detached Bungalow enjoying lovely rural location with attractive open views over neighbouring countryside, yet close to motorway network for commuting. Entrance Hall, Main Hall, WC, Large Lounge, Family/Dining Room, Breakfasting Kitchen with pantry, Utility Room, Family Bathroom, 4 Double Bedrooms (Master En-Suite Shower Room). Intruder Alarm System. LPG Gas Heating System. Brand new detached double garage and parking for several vehicles. Generously proportioned plot which has been fully landscaped recently. High quality timber and tiled finishes throughout. Fresh decor. Superb family home in move in condition. Flexible accommodation. Internal viewing is a must!
EPC - C. Council Tax - G. Freehold.

LOCATION

East Lochan is a quiet setting with a view over the Benarty Hills, only a few minutes' drive from the popular town of Kinross which boasts good local medical and veterinary services, restaurants, several hotels, a supermarket and two further golf courses. Secondary schooling at Kinross High School & Community Campus is widely recognised as one of the best comprehensive schools in the country. Primary Schools and Nurseries are also commutable.

The surrounding countryside provides ample opportunities for the outdoor enthusiast. Loch Leven is nearby and famous for its varied birdlife and excellent trout fishing and the beautiful countryside provides excellent walking, cycling and riding opportunities. The Championship Courses at Gleneagles are 12 miles north and the world-famous golf resort of St. Andrews, (the 'Home of Golf'), is some 30 miles to the east.

The M90 is a few minutes' drive away giving swift access to both Perth, Edinburgh and Glasgow. There is also a Park and Ride service at Kinross with regular express coach services to Edinburgh and Perth. Edinburgh International Airport is only 27 miles away and provides regular flights throughout the UK and to a range of international destinations.

PROPERTY - DETACHED BUNGALOW

- Stunning location
- Panoramic views over neighbouring countryside
- Well proportioned family detached bungalow
- Stylish kitchen with large island and integrated appliances including 2 hobs
- Quality fixtures and fittings
- Large walk in wardrobes to 3 bedrooms
- Great storage accommodation
- Flexible accommodation
- Large double garage
- Very large chipped area for parking
- LPG gas central heating
- Solar Panels
- Double glazing
- Fresh decor
- Oak finishings
- Rarely available

ACCOMMODATION

WC 1.50 m x 1.50 m / 4'11" x 4'11"

Lounge 5.31 m x 4.60 m / 17'5" x 15'1"

Family/Dining Room 5.14 m x 3.80 m / 16'10" x 12'6"

Breakfasting Kitchen 5.34 m x 4.60 m / 17'6" x 15'1"

Pantry 1.98 m x 1.11 m / 6'6" x 3'8"

Utility Room 4.60 m x 1.90 m / 15'1" x 6'3"

Master Bedroom 4.22 m x 3.96 m / 13'10" x 13'0"

En-suite Shower room 2.60 m x 2.10 m / 8'6" x 6'11"

Bedroom 2 3.80 m x 3.20 m / 12'6" x 10'6"

Bedroom 3 3.20 m x 3.10 m / 10'6" x 10'2"

Bedroom 4 3.23 m x 3.17 m / 10'7" x 10'5"

Bathroom 3.20 m x 2.40 m / 10'6" x 7'10"

Gardens

This property enjoys superbly proportioned areas of garden ground to the front, side and rear, which has recently been fully landscaped to an outstanding standard. Many different areas of interest featuring an area of well maintained lawn, patio areas, planters and well stocked borders. Outside water supply. Outside electric power points and lighting. The rear garden fully enclosed offering a child and pet safe environment.

GARAGE (5.7M X 5.7M (18' 8" X 18' 8")

There is a large detached double driveway accessed via a large chipped driveway offering parking for many vehicles. The garage has power, lighting and a remote controlled roller door.

HEATING

LPG Central heating

GLAZING

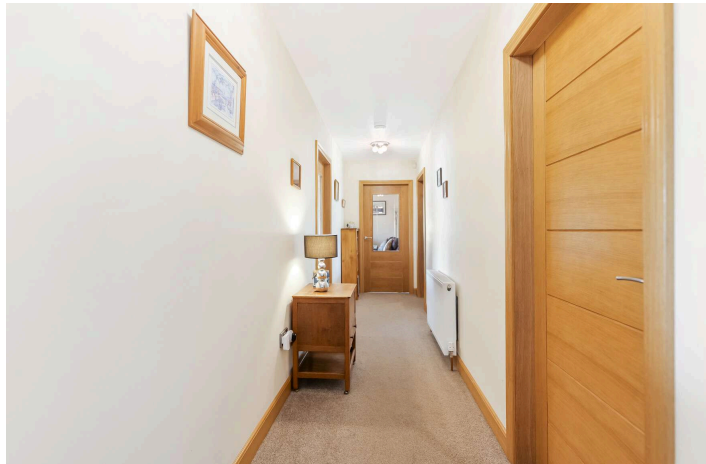
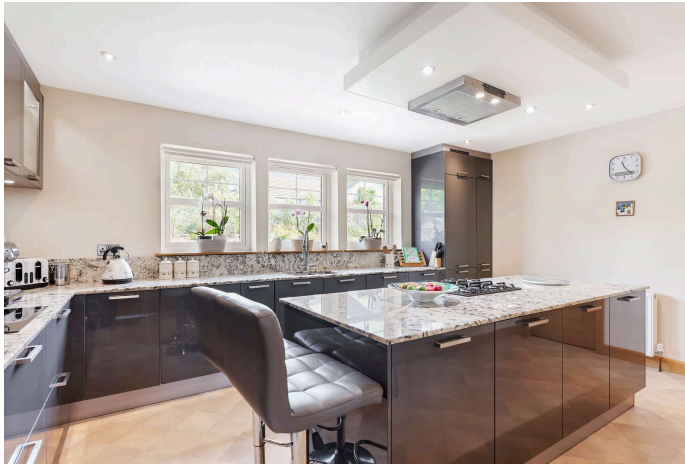
Double glazing.

EXTRAS

All the fitted carpets and blinds are included in the sale price.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

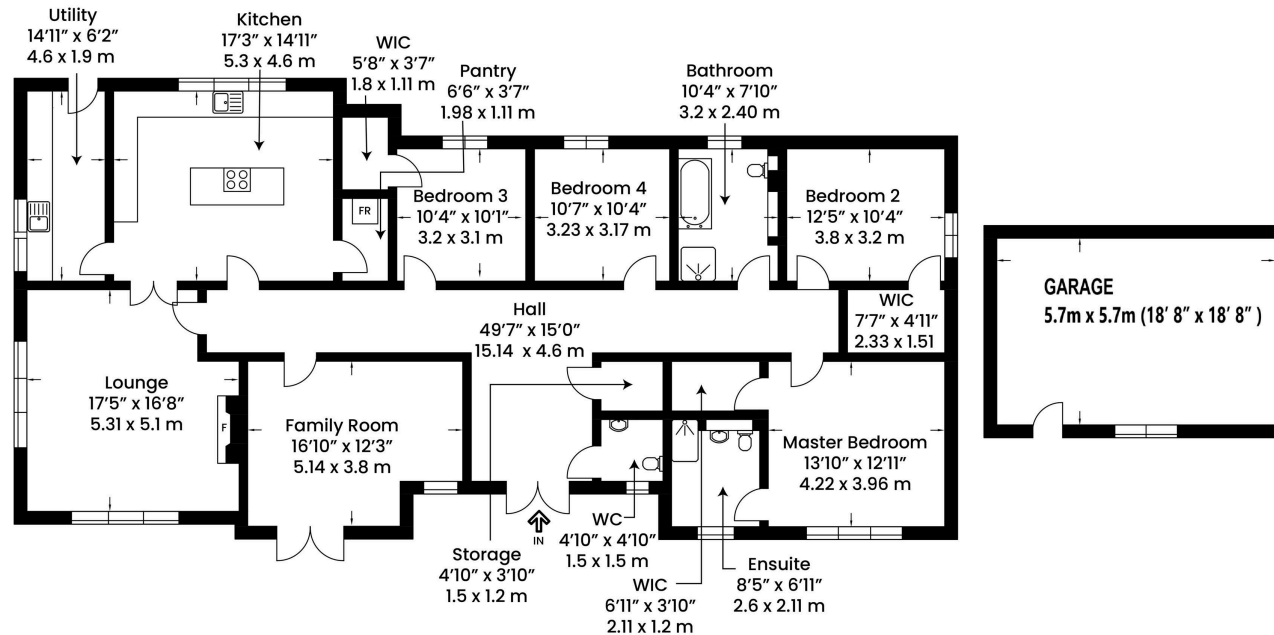
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

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