

**J & G
WILSON**

Arisaig, Middle Balado, by Kinross, KY13 0NH.

A luxury 4 bedroom bungalow in a prime setting by Kinross. Offers over £595,000.









Particulars of Sale

M90 1.5 miles, Kinross 2 miles, Perth 17 miles, Dunfermline 14 miles & Edinburgh 29 miles.

A luxury 4 bedroom detached bungalow in a sought after cul-de-sac enjoying large level gardens.

Offers over £595,000.

PARTICULARS OF SALE

DIRECTIONS

From Kinross west on the A977 past the motorway services. Turn left sign posted Balado. Travel past The Nurseries on your left and then past 3 large houses. Turn left just after the fourth house which is Middle Balado House. Arisiag is the first property on the left hand side.

SITUATION

Arisaig enjoys a lovely semi rural setting yet is only 2 miles from Kinross. The property lies in the catchment area for Kinross Primary School and the highly regarded Kinross High School. There are a good number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan and St Leonards.

Kinross offers supermarkets, shops for everyday requirements, cafés, hotels, pubs, sporting facilities, Post Office, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline.

The extensive amenities of Dunfermline and Perth are accessible via the nearby M90 motorway and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb amenities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

A luxury detached home in a prime corner plot with bright and spacious accommodation extending to 2,302 square feet (214 sq m).

The design includes a vestibule, a reception hall, a spacious lounge with a log burning stove, a dining room with patio doors to the rear gardens, a fitted kitchen, a sitting room, a utility room, 3 double bedrooms, master with en-suite dressing room and shower room, a principal bathroom and an upper floor landing connecting to the 4th bedroom. The specification includes a gas (LPG) central heating system, double glazing, a range of in built storage space and an alarm system.

Outside the property has level front gardens mainly in grass with a large driveway area providing extensive parking. The rear gardens are level and designed for easy maintenance formed fully in grass with ranch style fencing. There is an integral double garage with electric doors. It measures 19'9 (6.02m) x 19'2 (5.85m).

Viewing is recommended to appreciate the lovely setting and prime corner plot.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

COUNCIL TAX The property is Band G.

ENERGY RATING The property is rated as D (65).

SERVICES The property has main electricity and water. Drainage is via a private treatment plant shared with the neighbours.

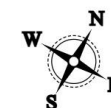
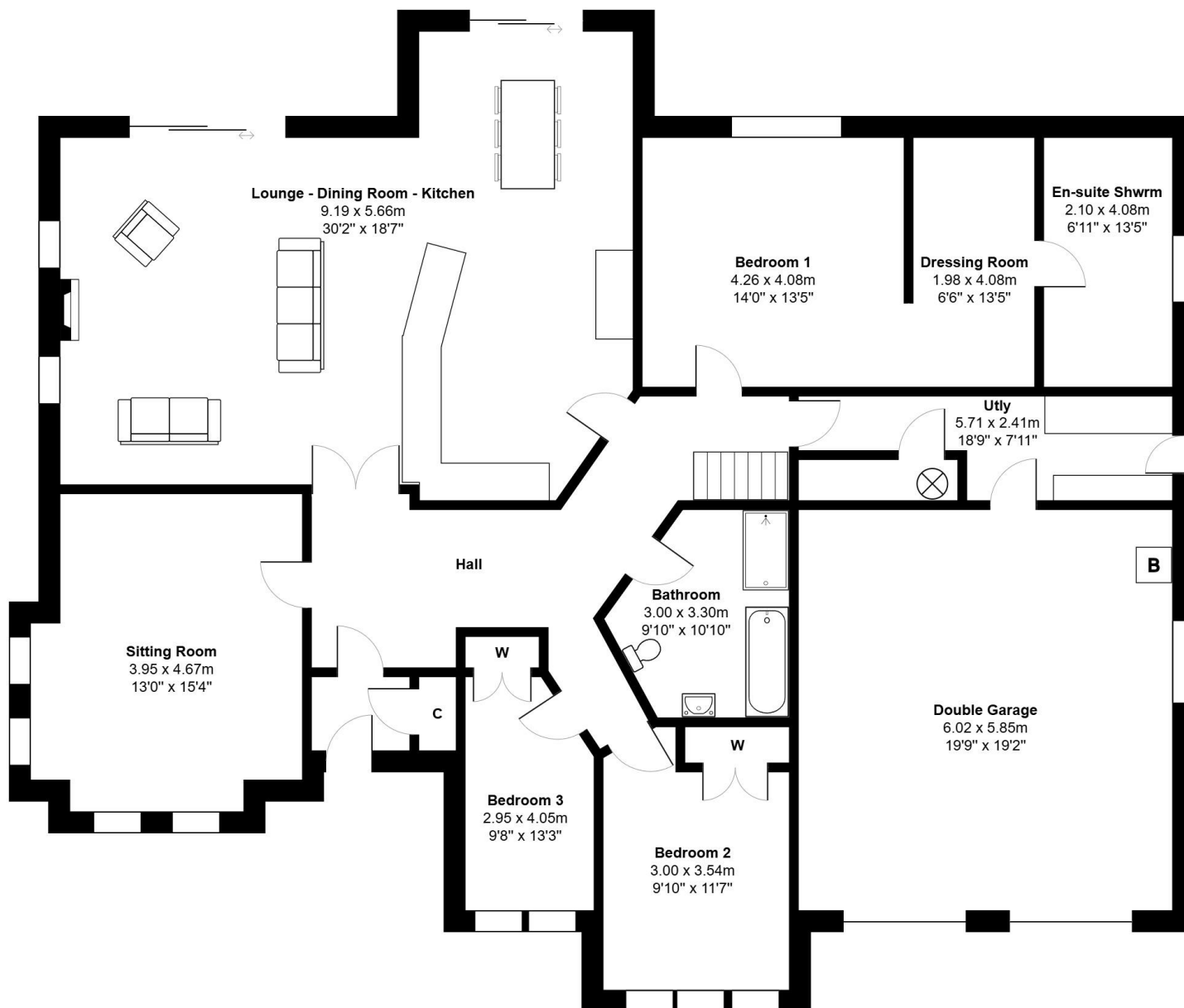
SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

Particulars prepared June 2025.

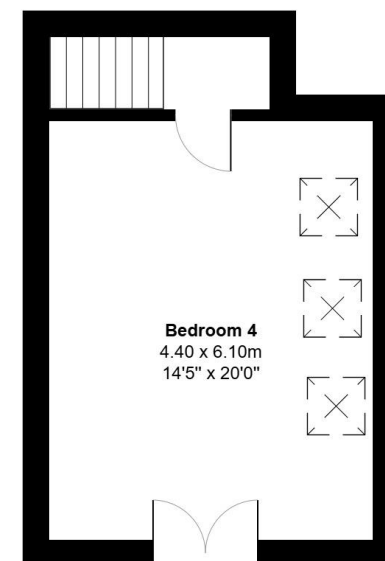








Arisaig,
Middle Balado,
by Kinross,
KY13 0NH.
(Not to scale).





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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