



Morgans

PROPERTY

West Courtyard Balado House, Kinross, KY13 0NJ

Offers Over £500,000







*** HOME REPORT VALUE £550,000 *** West Courtyard is a rarely available and impressively spacious former courtyard of Balado House. This unique property offers flexible accommodation over one level benefitting from 2/3 large reception rooms, 4/5 bedrooms and 2 1/2 bathrooms. Set on a large plot with mature gardens, access is given to the front into an entrance hallway with spiral staircase leading to the large attic rooms and a further external door leading to the private courtyard. To one side of the property you will find a formal lounge with doors leading to the double garage, dining farmhouse style kitchen, rear hallway leading to the driveway parking, utility room, w.c, principle suite with en-suite bathroom and bedroom 2 which is alongside the family shower room. A long corridor at the other side of the property leads to bedrooms 3 and 4 and an additional spacious lounge and separate dining room/5th bedroom. Externally there are large garden grounds to both front side and rear. A driveway leads to an integrated double garage with additional up and over door leading to an enclosed private courtyard. There are extensive lawns to both front and side with mature tree lined borders. Viewing is highly recommended fully appreciate all this property has to offer.





EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

VIEWINGS

All viewings are strictly by appointment by calling Morgans on 01577 863424.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01577 863424.

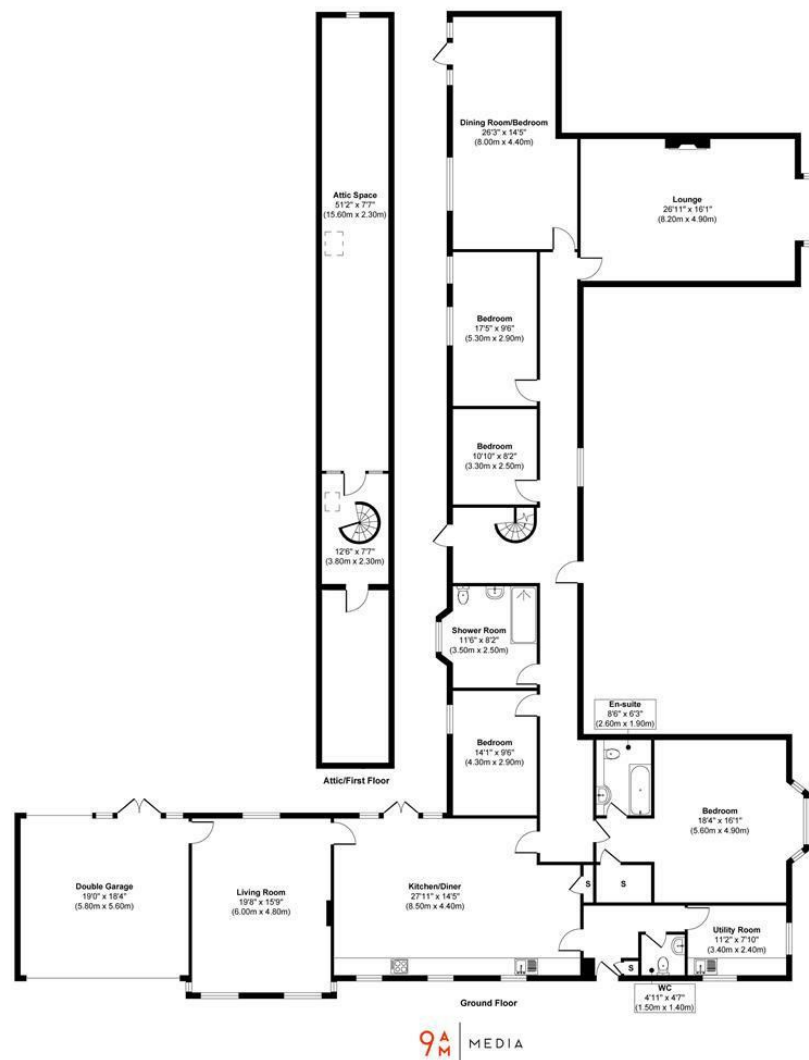




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This is an aerial photograph of a large, multi-story stone house with a complex roofline, featuring several gables and chimneys. The house is situated in the center of the frame, surrounded by a dense collection of trees, including bare deciduous trees and evergreens. To the left of the main house is a smaller, white, two-story building with a dark roof. The property is bordered by large, open fields; some are green and others are brown, suggesting different stages of agricultural use or seasonal changes. In the background, rolling hills and a small cluster of buildings are visible under a clear sky. A white line, likely a road or path, runs vertically through the center of the image, passing behind the main house. A dark rectangular box with the text 'Morgans' in white serif font and 'PROPERTY' in white sans-serif font on a red background is overlaid on the image, with a white line extending from the bottom of the box towards the central house.





9AM MEDIA

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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