

5 Blairfordel Steading

BLAIRADAM, KELTY, KY4 0HP



*MAGNIFICENT FIVE BEDROOM STEADING
IN TRULY WALK-IN CONDITION*



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McEwan Fraser Legal are delighted to present this substantial, five-bedroom, steading located in the beautiful and peaceful rural countryside. The location, backing onto open countryside, gives open aspects across the surrounding countryside. Blairfordel is a small exclusive development of similar houses on the edge of the development.

Internally, the property offers superb proportions for a family with extensive accommodation over two floors. Viewing will be essential to appreciate both the scale of the property and the magnificent setting.



The ground floor is naturally focused on family and entertaining space. A central hallway, with integrated storage and WC, the more formal living room is located at one side of the property and the substantial kitchen/diner to the opposite side.

The living room faces the front of the property. Naturally bright due to a large bay window, the living room is neutrally finished and enjoys excellent floor space, providing flexibility for various furniture configurations. The proportions on offer will give the new owner plenty of flexibility to create their ideal space.





Across the hall, you find a generous kitchen that includes a range of base-mounted units that provide a huge amount of storage and work-surface space. The hob, double oven, cooker hood and dishwasher are integrated. The dining area can easily accommodate a large style dining table. Laundry facilities can be found in the attached utility room.







The ground floor accommodation is completed by a substantial ground floor study which could comfortably be re purposed as a fifth double bedroom or an additional public room. Also you will find bedroom four which is double in size.







The first floor houses 3 large double bedrooms and a family bathroom. The front-facing master bedroom is exceptionally spacious and includes a dressing area with two large integrated wardrobes, plenty of floor space for a full suite of free-standing bedroom furniture and also includes access to a contemporary en-suite shower room which is partially tiled. The second bedroom is a further large double bedroom with integrated wardrobe. The third is a double bedroom.

The accommodation on this floor is completed by the family bathroom with includes a bath, separate shower cubicle, and is finished with partial tiling.

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Master Bedroom







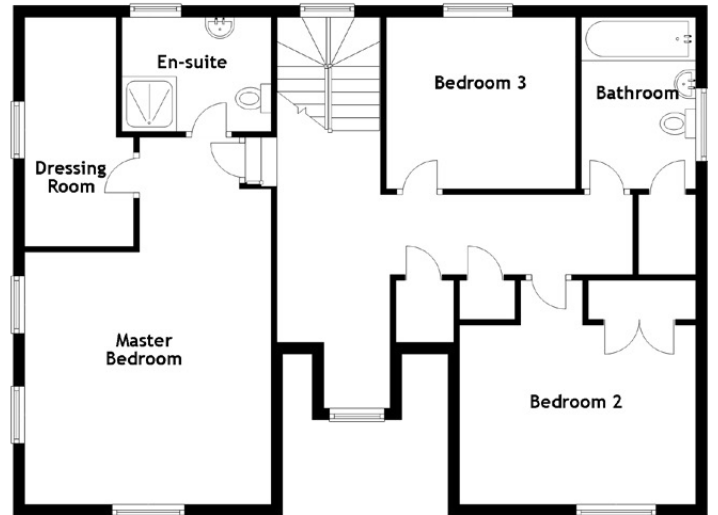
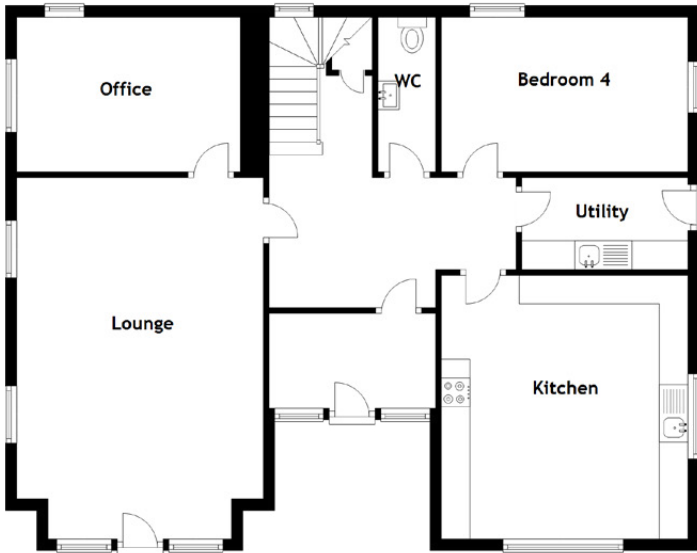
Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	6.30m (20'8") x 4.30m (14'1")
Kitchen	4.60m (15'1") x 4.30m (14'1")
Office	3.90m (12'10") x 2.70m (8'10")
WC	2.70m (8'10") x 1.00m (3'3")
Utility	2.90m (9'6") x 1.60m (5'3")
Master Bedroom	4.40m (14'5") x 4.30m (14'1")
En-suite	2.60m (8'7") x 2.00m (6'7")
Dressing Room	4.00m (13'1") x 1.60m (5'3")

Bedroom 2	4.12m (13'6") x 3.90m (12'10")
Bedroom 3	3.30m (10'10") x 3.00m (9'10")
Bedroom 4	4.30m (14'1") x 2.70m (8'10")
Bathroom	3.00m (9'10") x 1.99m (6'7")

Gross internal floor area (m²): 207m²

EPC Rating: C



Externally, the property sits on a generous plot with a mature garden. A large monobloc driveway can easily accommodate six cars and gives access to a two-car detached garage.



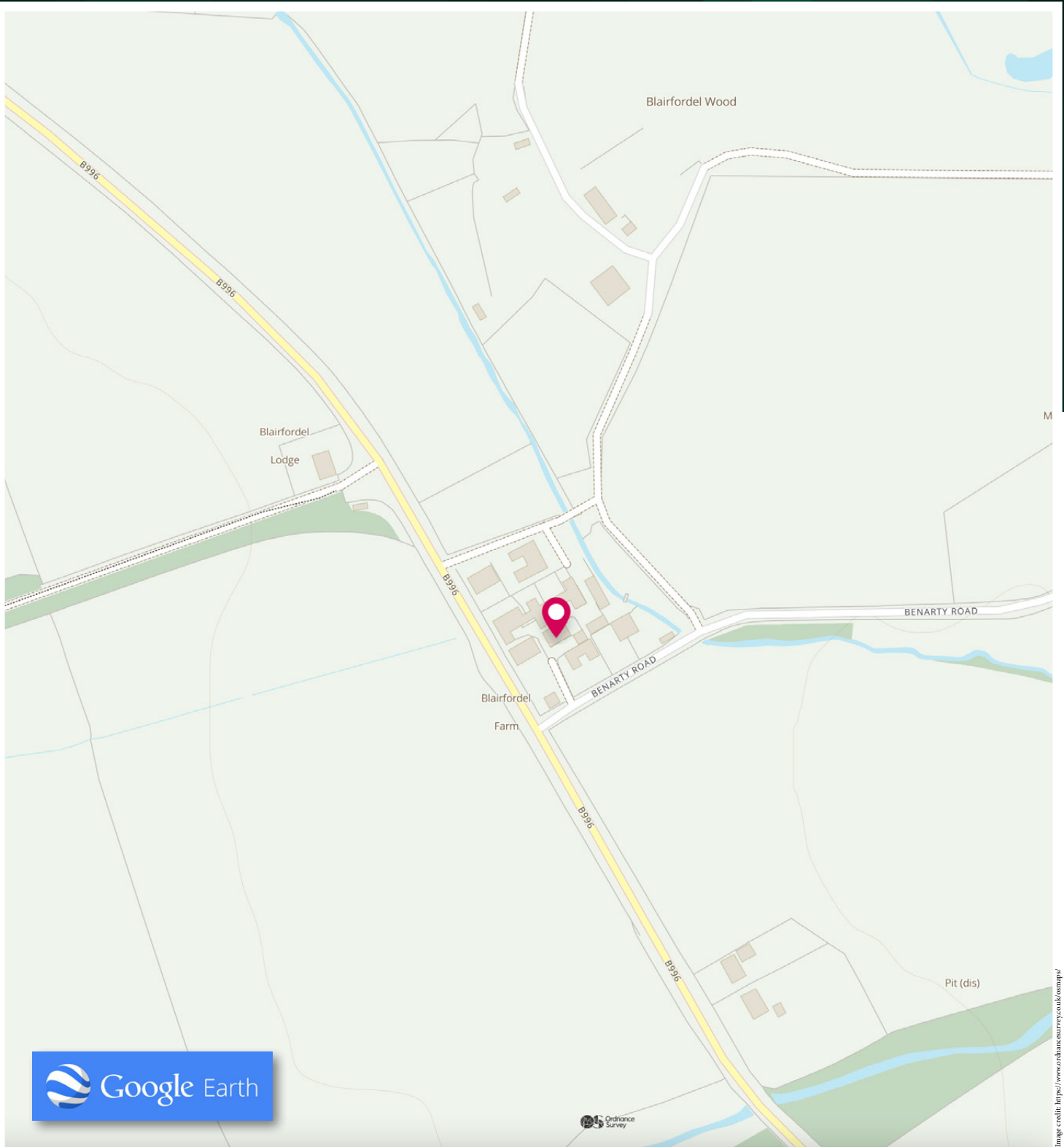


LOCHORE MEADOWS

5 Blairfordel steadings, Blairadam is a much-loved home with its roots firmly set in the local community and has seen significant changes to the hamlet over the years. Blairadam is in a highly accessible and delightful semi-rural location, situated only three miles from Kinross, which offers a wide range of local facilities including shops, professional services, primary and secondary schools, restaurants, a supermarket, Sainsbury's and two golf courses.

The M90 gives quick access to both Perth and Edinburgh and there are train stations at Inverkeithing on the main East Coast line and at Cowdenbeath and Dunfermline on the Fife circle line, with services into both Haymarket and Edinburgh Waverley. Edinburgh Airport is only nineteen miles away.

There are Park and Ride facilities at Halbeath (just over five miles away) and also at Inverkeithing, both with services to Edinburgh and to the airport. There are a good number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan, Craigclowan, Kilgraston, and St. Leonards.



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