

West Courtyard Balado House, Kinross, KY13 0NJ  
Offers Over £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.



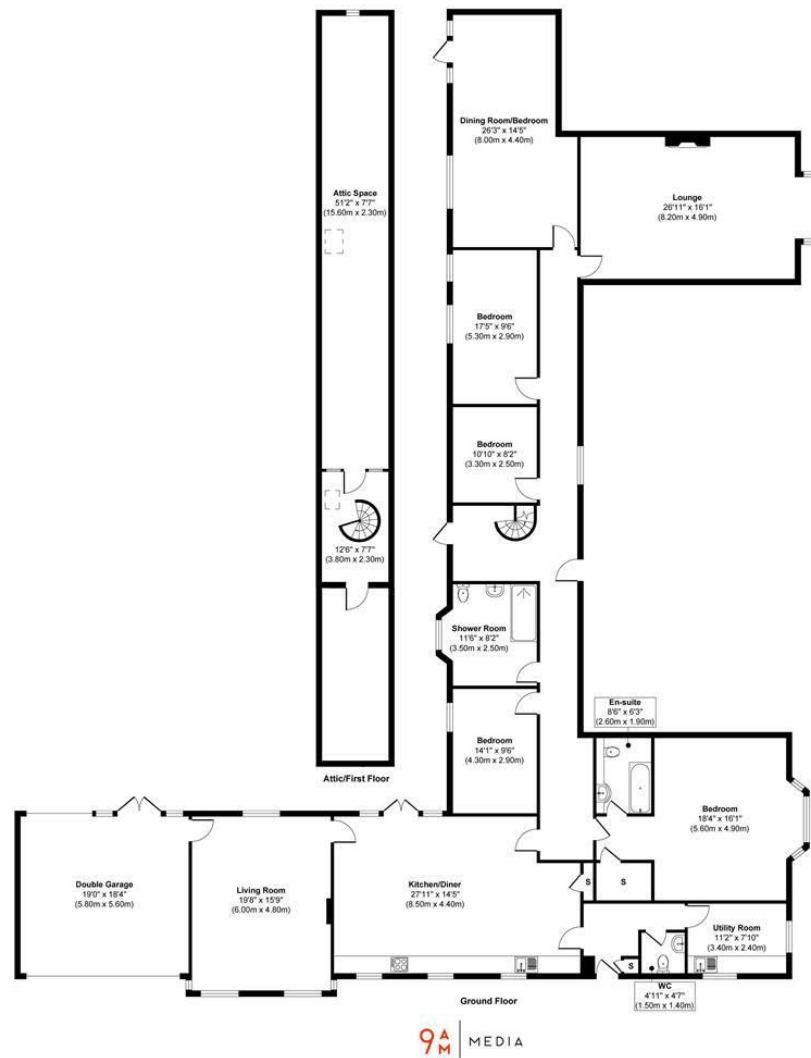




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PROPERTY





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