

Home
SALES & LETTINGS

BUILD YOUR OWN DREAM 4-BEDROOM HOME



9

SELF-BUILD PLOTS
WITH PLANNING PERMISSION

BALADO, KINROSS, KY13 0NH

DISCOVER YOUR DREAM HOME AT BALADO:

SERVICED SELF-BUILD PLOTS WITH PLANNING PERMISSION

Building your dream home should be an exciting journey, not a daunting task. At Balado, we present an exceptional opportunity with 9 individual serviced self-build plots for sale, each with existing planning permission.

Welcome to a seamless building experience where your vision becomes reality effortlessly.



THE PERFECT BLEND OF CONVENIENCE AND FREEDOM

These serviced plots at Balado offer the best of both worlds. Picture this: a self-build plot awaiting your personal touch, coupled with the convenience of pre-approved planning permission. It's a unique chance to embark on your home-building adventure without the usual hurdles.

SERVICED PLOTS FOR A STRESS-FREE BUILD

Say goodbye to the hassles of arranging utilities and access roads. With our serviced self-build plots, everything is already in place, saving you precious time and money. Enjoy the peace of mind that comes with a planned infrastructure, ensuring your project progresses smoothly from start to finish.

SERENE COUNTRYSIDE SETTING WITH CONVENIENCE AT YOUR DOORSTEP

Immerse yourself in Balado's stunning countryside surroundings. Wake up to breathtaking views and relish the peaceful environment that sets the backdrop for your dream home. Conveniently located near Kinross and with easy access to the M90 motorway, Balado offers the perfect blend of rural charm and urban accessibility.

BUILD YOUR OWN HOME WITHOUT THE STRESS

Choosing a serviced self-build plot at Balado is not just a decision; it's a lifestyle choice. Craft a home that reflects your unique style and preferences, all without the stress and hassle of a traditional self-build project. At Balado, your dream home is within reach, waiting to be built with ease and precision. Project management packages are also available.

Don't miss the chance to be a part of this exclusive opportunity. Secure your serviced self-build plot at Balado today and turn your dream home into a reality.

[Your dream self build home starts here](#)

AN EXCITING OPPORTUNITY

EMBRACE SERENITY: YOUR DREAM HOME AWAITS IN BALADO



Discover the allure of picturesque Balado, where an extraordinary opportunity awaits. This is your chance to own a self-build plot in a location that captures the essence of breathtaking beauty. Each plot comes with planning permission for either a splendid four-bedroom bungalow or an elegant four-bedroom house.

FEATURES THAT SET BALADO APART:

1. SERVICED PLOTS WITH PLANNING PERMISSION

Your dream home begins with the assurance of planning permission. Each plot is meticulously curated to offer you the ease of building within predefined parameters, ensuring a smooth journey from concept to completion.

2. TAILORED DESIGN FOR YOUR LIFESTYLE

Choose from the exquisite designs of a four bedroom bungalow or a spacious four bedroom house. Every layout is thoughtfully crafted to harmonise with the natural landscape, maximising both natural light and open space.

3. ENVELOPED IN NATURAL SPLENDOR

Balado is more than just a location; it's an experience. Immerse yourself in the tranquility of a setting designed to complement your lifestyle. Enjoy a home that seamlessly integrates with its surroundings, providing a haven of peace and beauty.

4. ABUNDANT NATURAL LIGHT AND SPACE

Our designs prioritize the importance of natural light, creating interiors that are bright and inviting. With an emphasis on space, each house is a canvas waiting for your personal touch.

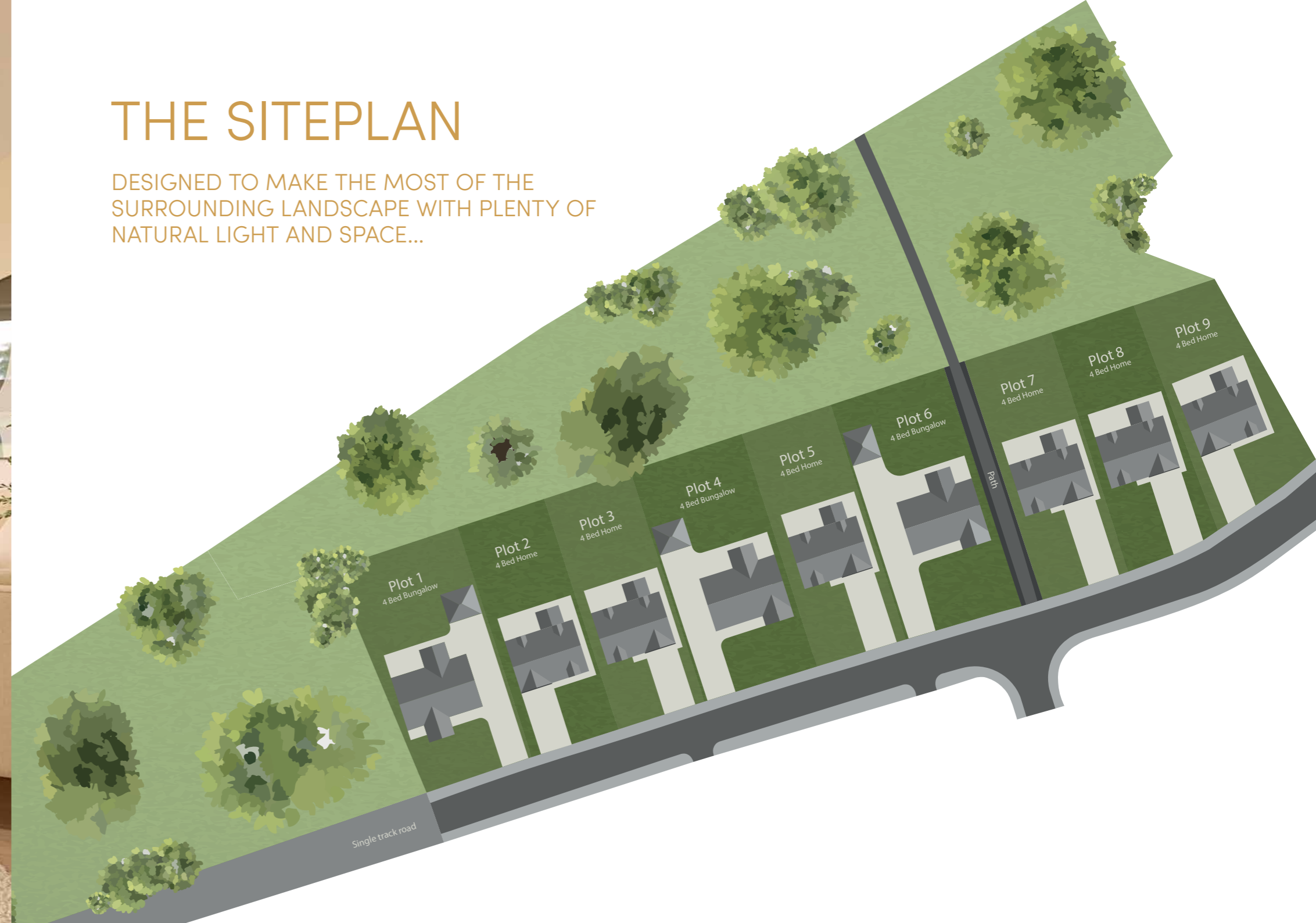
5. FULL PROJECT MANAGEMENT SERVICE AVAILABLE

Thomson Project Management will work alongside you to ensure that your self-build project is completed on time, on budget, and to your exact specifications, offering a comprehensive service that covers every aspect of the build process. From sourcing materials and managing contractors, they can take care of everything, leaving you free to focus on the exciting part - designing your dream home.



THE SITEPLAN

DESIGNED TO MAKE THE MOST OF THE SURROUNDING LANDSCAPE WITH PLENTY OF NATURAL LIGHT AND SPACE...



DISCOVER THE CHARMING HAMLET OF BALADO

A QUICK COMMUTE TO KINROSS AND BEYOND

Nestled in the countryside, just a few minutes' drive from Kinross, lies the small rural hamlet of Balado. Conveniently located near the M90 motorway, it provides easy access to Perth/Dundee to the north and Edinburgh to the south, making it an ideal location for commuters. The area boasts highly rated primary and secondary schools and a variety of public schools, including Dollar Academy, Glenalmond, Kilgraston and Strathallan. Kinross offers an excellent range of cafes and restaurants eateries, and range of independent shops along with Sainsburys and The Co-op supermarkets. Balado is the perfect starting point for exploring the scenic countryside, with an abundance of hiking and cycling routes in close proximity. There are also many activities available at Loch Leven, including boat trips and wildlife watching, as the loch is a designated site for water birds. Additionally, Balado offers a variety of walking trails suitable for all ages and abilities. For those who enjoy the great outdoors, this village truly is a haven.



LOCAL AMENITIES

- 1 Cauders Garden Centre
- 2 Sainsbury's
- 3 Kirkgate Park
- 4 Loch Leven
- 5 Kinross Golf Course
- 6 Kinross High School
- 7 Burleigh Golf Course
- 8 Tullibole Castle
- 9 Lendrick Muir Activity Centre
- 10 Lomond Hills Regional Park



4 BEDROOM BUNGALOW PLOTS

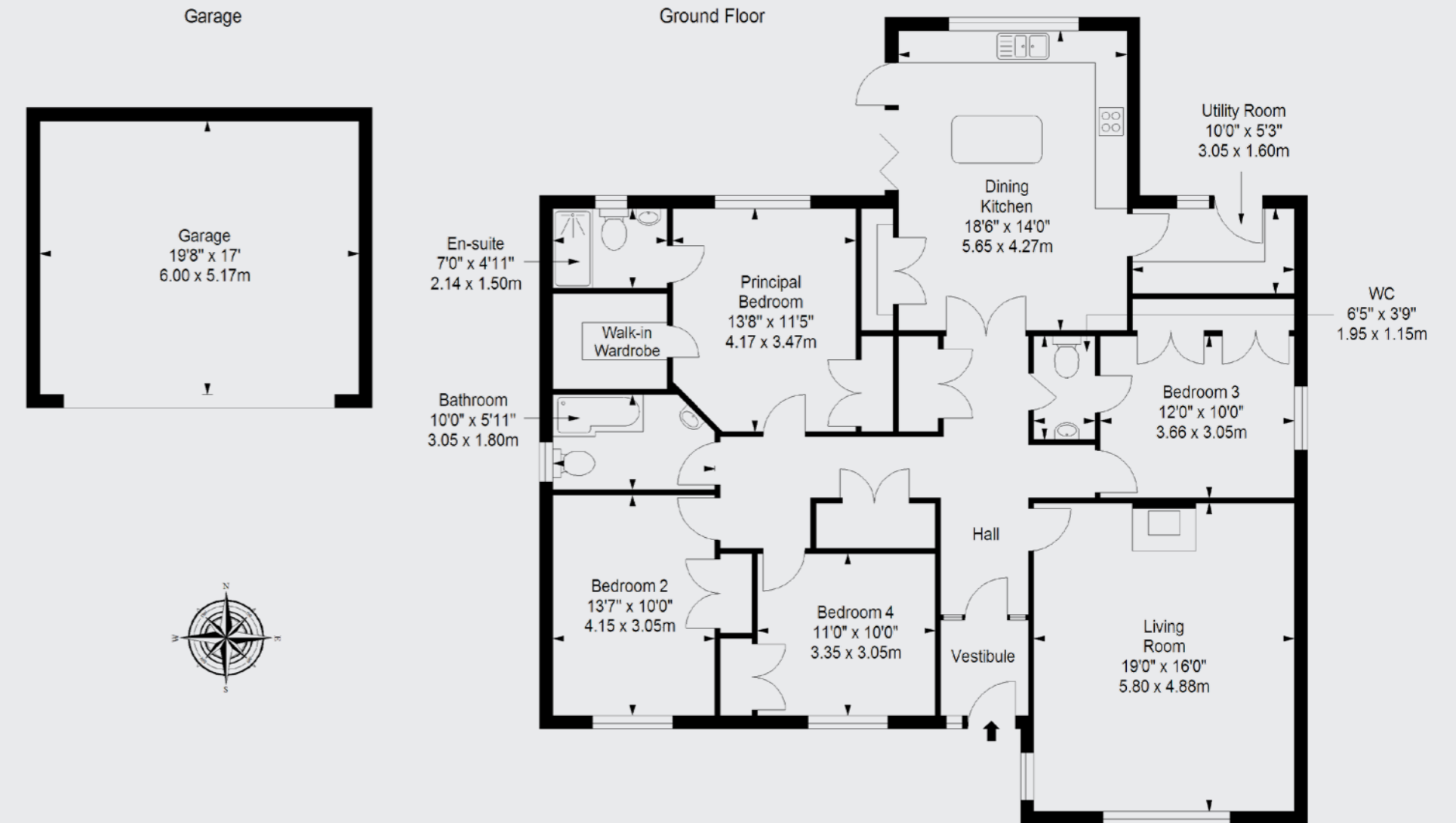
(PLOTS 1, 4 AND 6)



With a natural stone and white rendered façade, the approved planning permission for each 4-bedroom bungalow has a stylish and sympathetic design that is perfectly in character of its setting. Each home is designed to be energy efficient with solar PV panels and an air source heat pump.

As a self-build property, the internal options are your choice, but there is a generous sized kitchen and dining room, which has ample space for a family dining table, creating the perfect setup for dinner parties and socialising whilst cooking. The kitchen has large double doors which lead out to a patio / garden area. A utility room supplements the kitchen, offering a quiet place for laundry and an alternative entry to the property.

The large sitting room has planning for a wood burning stove and expansive windows. There is spacious principal bedroom with a large walk-in wardrobe and an en-suite shower room. The other three double bedrooms have been designed with fitted wardrobes. A family bathroom with a three-piece suite completes the proposed accommodation.



4 BEDROOM HOUSE PLOTS

(PLOTS 2, 3, 5, 7, 8 AND 9)



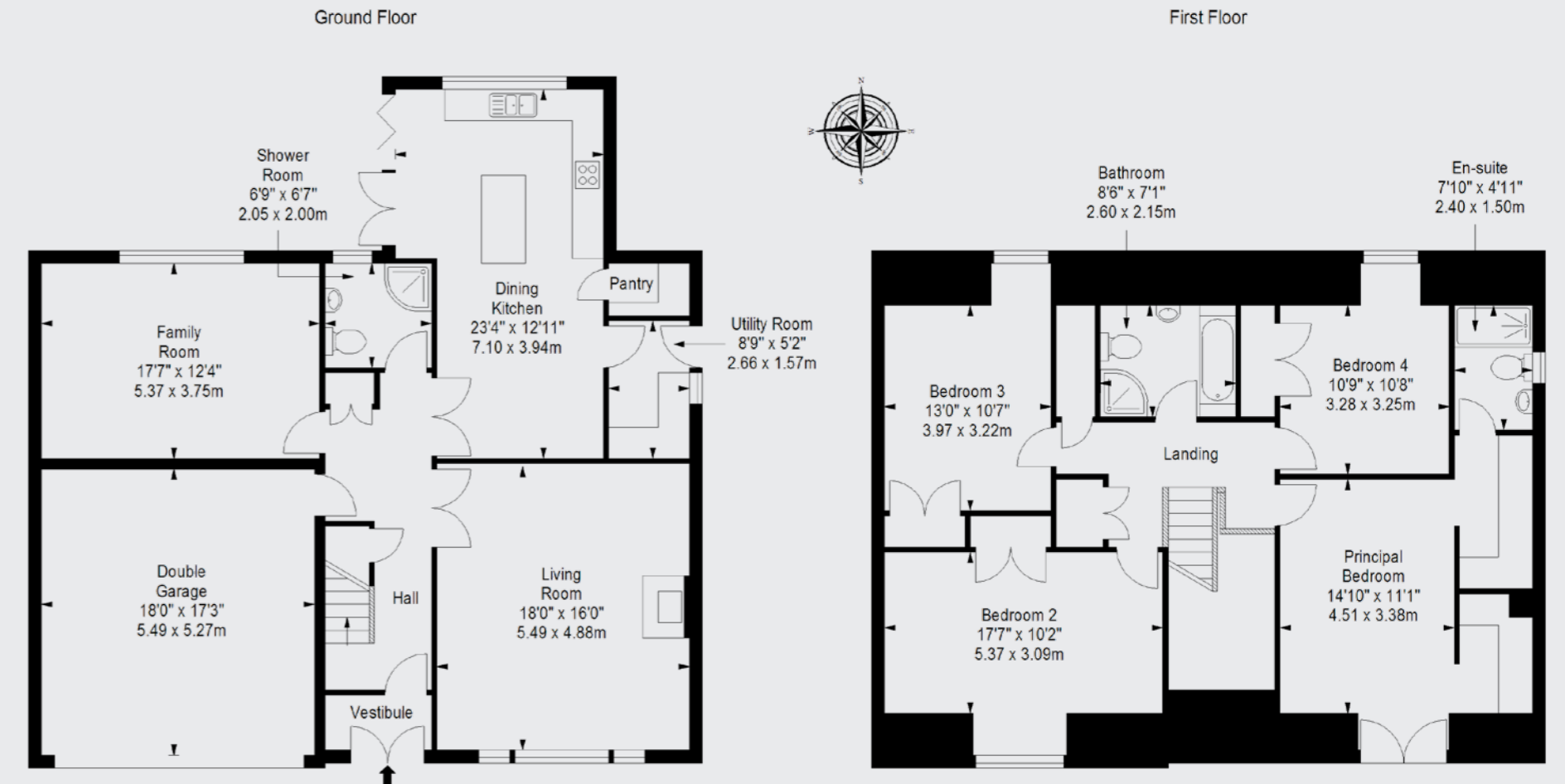
These 4-bedroom homes with integral double garage are designed to be energy efficient, featuring solar PV panels and an air source heat pump. The exterior of each homes has planning permission for a stunning natural stone and white rendered façade that blends seamlessly into the surroundings.

As a self-build property, you have the freedom to choose your preferred internal finishes. The kitchen and dining area are generously proportioned, providing ample space for family meals and social gatherings. The kitchen has large double doors that lead out to a patio/garden area, perfect for outdoor entertaining. A separate utility room offers an alternative entry to the property.

The large sitting room, is bathed in natural light and has planning permission for a wood-burning stove, allowing for relaxation while enjoying the picturesque scenery.

Upstairs, the principal bedroom boasts an expansive dressing area and en-suite shower room. The three additional double bedrooms are thoughtfully designed with fitted wardrobes, ensuring both style and practicality. The proposed accommodation will be completed by a family bathroom featuring a three-piece suite.

Balado offers more than just homes; it provides a lifestyle of refined living, where elegance meets serenity.



Home

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