



Malcolm Jack  
& Matheson

BIRCHWOOD, BALADO,  
KINROSS KY13 0NH



**FIXED PRICE**  
**£725,000**

## PROPERTY DESCRIPTION

Well-lit and impressively large, four-bedroom, bungalow with garden, driveway and detached double garage. Forming part of an exclusive development by Premier Properties. The development is set within a rural setting, surrounded by farmland, and has beautiful open views of the countryside.

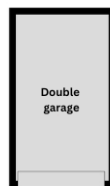
The property offers the unique opportunity to be customised entirely to your own taste and will be completed to an exceptionally high standard. You can personalise your home with bespoke kitchen and bathroom tile choices, and your preferred internal doors. The finishings include luxury Porcelanosa sanitary ware and tiles, ensuring a sleek and contemporary style.

Designed for modern, energy-efficient living, the property features triple glazing for superior insulation, underfloor heating for year-round comfort, and a state-of-the-art air source heat pump system supplying heating and hot water. Fitted solar panels further enhance the home's sustainability by helping to reduce its carbon footprint. The property also benefits from a private garden, a detached double garage and additional visitor parking.

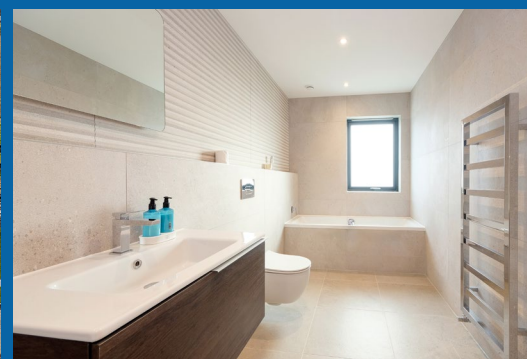
This is Plot 13 on the site plan, and the house design is ready to be constructed. While the property is not yet built, a show home is available for viewing by appointment, giving prospective buyers the opportunity to experience the exceptional style and build quality of the development.

## AREA DESCRIPTION

Located in Balado, a peaceful village in Kinross, this home offers a perfect blend of countryside charm and modern convenience. Just one mile from Kinross, residents benefit from easy access to the M90, providing excellent transport links to Edinburgh, Perth, and beyond. The nearby Kinross Park & Ride offers further commuting convenience. Kinross itself offers a variety of independent cafes, restaurants, and shops, catering to everyday needs and leisure activities. Dobbies Garden Centre and Sainsbury's provide additional shopping options, while outdoor enthusiasts will appreciate the Easter Balado Trout Fishery and the stunning Loch Leven Nature Reserve, ideal for walking, cycling, and wildlife spotting.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





## EXTRAS

To be agreed.

## VIEWING

By appointment. Call Malcolm Jack & Matheson.

## ENTRY

Entry by mutual arrangement.

## OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or emailing [property@malcolmjack.co.uk](mailto:property@malcolmjack.co.uk).

Interested parties are advised to instruct their Solicitor to note interest in this property to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

Please note that all images are for illustrative purposes only and are subject to change.

These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract.

## VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

## FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.



**Malcolm Jack & Matheson**

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