



## 2 QUEENS VIEW

WESTER BALGEDIE • KINROSS • KY13 9LB

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*Family home extending to about 3885 sq ft in a quiet  
and desirable cul-de-sac with views to Loch Leven*

*Kinross 3 miles, Edinburgh 32 miles, Perth 16 miles  
(all distances are approximate)*



3 reception rooms, kitchen, dining hallway, 5 bedrooms (2 en suite),  
utility room, family bathroom.

Well stocked garden with patios

Outhouse

Double garage and driveway

**EPC Rating = C**

### Savills Edinburgh

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## VIEWING

Strictly by appointment with Savills -  
0131 247 3738.

## DIRECTIONS

From Kinross take the A911, signposted to Kinnesswood and follow the road for just over 3 miles, passing Loch Leven's Larder. Turn right into Loch Leven Court and right again into Queens View. 2 Queens View is the first house on the left.

## SITUATION

Wester Balgedie is a small hamlet surrounded by farmland at the foot of the Lomond Hills overlooking Loch Leven. Local facilities in neighbouring Kinnesswood include a primary school, church, village hall, garage and village shop. There is gliding available at The Scottish Gliding Union airfield, Scotlandwell. Nearby Kinross is an attractive county town which offers a wide range of local facilities, including shops, professional services, health centre, primary and secondary schooling, restaurants, several hotels, a curling rink, swimming pool, health fitness club, library, museum, a supermarket and two golf courses. The M90 (4 miles) gives quick access to both Perth and Edinburgh, and Glasgow is an hour's drive. There is a Park and Ride service at Kinross with regular express coach services to Edinburgh and Perth. There is a train station at Inverkeithing (20 miles away) with services into Edinburgh Park, Haymarket and Waverley, as well as a further Park and Ride service. Edinburgh Airport (30 miles), situated on the western periphery of Edinburgh, has a wide range of domestic and international flights. The beautiful countryside surrounding Queens View, provides excellent walking and cycling opportunities straight from the property.





The Loch Leven Heritage Trail runs for almost 12 miles around Loch Leven, linking natural, historic and cultural heritage with a stunning variety of scenery such as birch woods, pine tree strips as well as open farmland. There are several coffee shops and viewpoints en route to enhance the experience. The loch is also renowned for its excellent brown trout fishing and Loch Leven Castle, where Mary Queen of Scots was held prisoner from 1567 until her escape in 1568.

## DESCRIPTION

2 Queens View is a superb property situated at the top of a quiet cul-de-sac with views to Loch Leven. The house was built in 2003 and provides spacious family friendly accommodation over two floors. The house has a driveway to the front, with access into the double garage with the front door sitting adjacent.

The entrance hallway has oak flooring and a door off to the kitchen. The kitchen has a breakfast bar and modern base and wall mounted units topped with granite worksurfaces. The integrated appliances are all by Neff and include an electric hob, extractor fan, oven, microwave, dishwasher and fridge/freezer. There is plenty of space for a breakfast table in front of the French doors out to the garden. The utility room is also fitted with units with display shelving and a wine rack. There is plumbing for a washing machine, space for a tumble dryer and doors to the garden and double garage. There is a WC located to one end of the utility room.

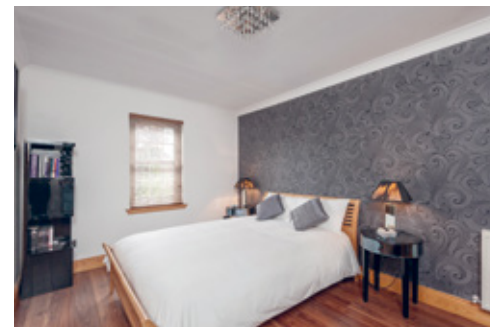
The drawing room is a bright space and has five west and south facing windows with Loch Leven in the distance. Double, partially glazed doors open into the hallway and there is a gas fire with marble surround.



There is a more informal sitting room with patio doors to the garden next door to the kitchen.

The hallway has a raised area with space for a dining table and opposite is a study overlooking the garden. Beyond and up a small flight of stairs is the bedroom accommodation and an additional sitting room and WC, fitted with a chrome and glass wash hand basin and WC.

The master bedroom has double wardrobes and an en suite bathroom. This is fitted with a Jacuzzi bath, steam room/shower, WC, wash hand basin and bidet.



There is an additional en suite bedroom and three further bedrooms which share the family bathroom. This also has a Jacuzzi bath, Jacuzzi steam shower, WC, wash hand basin and is fully tiled.

## Outside

Most of the garden of 2 Queens View is on the east side of the house and catches the sun almost all day. The garden is mainly lawn and has pretty, well stocked flower beds around the periphery. There is an area of decking with built in LED lighting and a further patio by the French doors into the kitchen, both providing space for outdoor dining.

At the back of the garden is an outhouse which is currently set up as a gym, but could be used as a separate office or store room. There is power and lighting.

The gardens flows round the back of the house passing a further area of decking which takes in the evening sun and beyond is a lawn on the north side of the house.

To the front is ample parking for several cars and access into the double garage which is fitted with two electric doors.

## GENERAL REMARKS

### Services

Mains water and electricity. Private drainage shared between 13 properties. Central heating provided by oil fired boiler.

### Solicitors

W & AS Bruce, Dunfermline.  
Tel: 01383 738 000.

### Local Authority

Perth and Kinross Council tax Band H.

### Fixtures and Fittings

Integrated white goods and light fittings are to be included within the sale. Curtains are to be excluded from the sale.

## Photographs

Taken in June 2018.

## Date Code

06/06/17 AT

## Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

## Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents.

It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

## Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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GROUND FLOOR



Approximate Gross  
Internal Floor Area:  
360.92 sq.m (3885 sq.ft)  
(Including Double Garage)

Gym  
22.39 sq.m (241 sq.ft))

For Identification Only. Not To Scale.