



RED MOSS HOUSE

BLAIRADAM • KELTY • FIFE • KY4 0HU

savills

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*Substantial family home with views over
the Kinross countryside to Loch Leven*



Dining kitchen, study, sitting room, formal dining room, family room,
utility room and WC

Master bedroom with en suite bathroom and dressing room.
3 further bedrooms (2 with en suite shower rooms)

Double garage and driveway

Well stocked garden surrounding the house

EPC Rating = C

Savills Edinburgh

Wemyss House

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SITUATION

Red Moss House has a fantastic situation close to Loch Leven, just to the west of Benarty Hill. The location is ideal for those who want countryside living yet need to be close to local amenities and transport links. The M90 is only 1 mile from the house. The property is set in some of the most beautiful countryside in Scotland and is less than 4 miles from Kinross which offers a wide range of local facilities including shops, professional services, primary and secondary schools, restaurants, a supermarket and two golf courses.

Fishing, walking and golf can all be enjoyed locally. Loch Leven offers excellent trout fishing. For those who like to venture out, a number of pleasant walks can be enjoyed in the surrounding countryside and wonderful views can be seen from the summits of Bishop Hill and Benarty Hill. There are approximately 100 golf courses within an hour's drive of Red Moss House. 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, situated on the western edge of Edinburgh, is only 20 miles away, and has regular domestic flights as well as flights to a large number of international destinations. There are park and ride facilities at Halbeath (about 8 miles away) and also at Inverkeithing, both with services to Edinburgh and to the airport.

DESCRIPTION

Red Moss House is a superb property with over 3000 square feet of accommodation over two floors. On the ground floor there are large reception rooms with windows taking in the superb views and a generous family kitchen with a central island and space for a dining table in front of the wood burning stove. The kitchen is fitted with a range of modern appliances and has lots of worktop space. There are reception rooms for all occasions and a study which looks over the surrounding countryside. The ground floor has plenty of storage space along with a large utility room and WC.



The first floor has four double bedrooms in total. The master bedroom has a dressing room and an en suite bathroom which can also double as a family bathroom. Two of the bedrooms to the front of the house have modern en suite shower rooms.

At the front of the house is a spacious driveway with access into the double garage. With planning consent the garage could be upgraded to become a self contained annexe if additional accommodation was required. Also at the front of the house is a south facing patio which gets the midday sun.

Situated along the back of the house and accessed from the kitchen is a large decked terrace with well stocked and colourful border beyond. The terrace provides space for outdoor dining and entertaining while taking in the superb views of Benarty Hill and Loch Leven.

DIRECTIONS

Leave the M90 at Junction 5 and head east. At the T junction turn right and continue south for just over a half mile. Turn left and take the first left down the single track. Follow the road to the top where the driveway to Red Moss House can be found.

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water and electricity. Private drainage shared between three properties.

Local Authority & tax band

Fife Council tax band G.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

Solicitors

Maloco + Associates. 6-8 Bonnar Street, Dunfermline, Fife, KY12 7JR. Tel: 01383 629 720.

Photos taken

July 2019.



Date produced

July 2019.

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.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



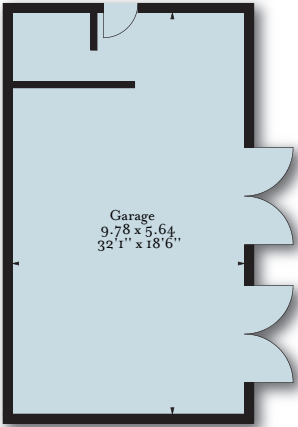
Approximate Gross Internal Floor Area:

Main House: 295.05 m² (3176 sq.ft)

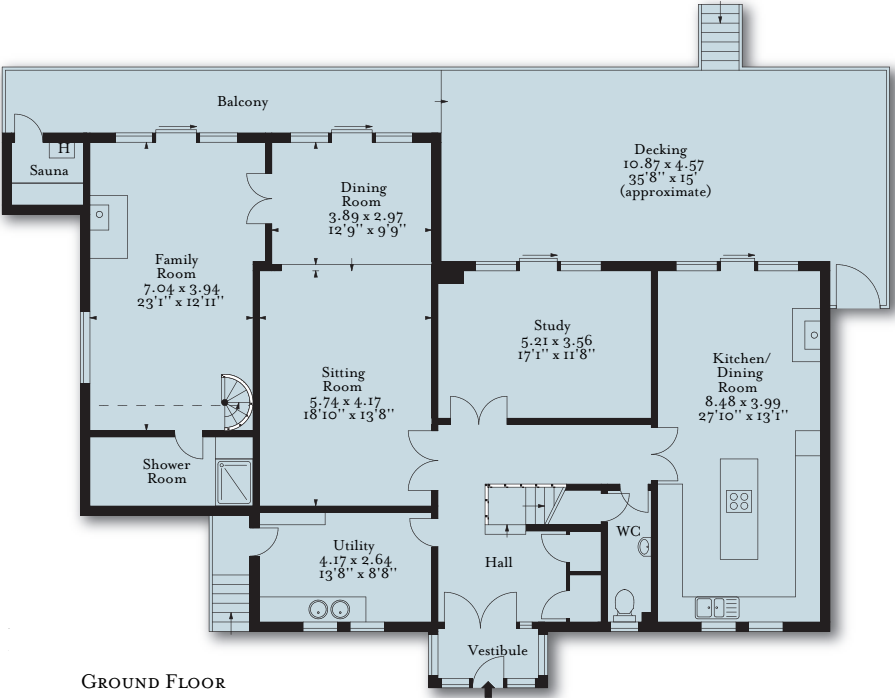
(Including Sauna)

Garage: 55.00 m² (592 sq.ft)

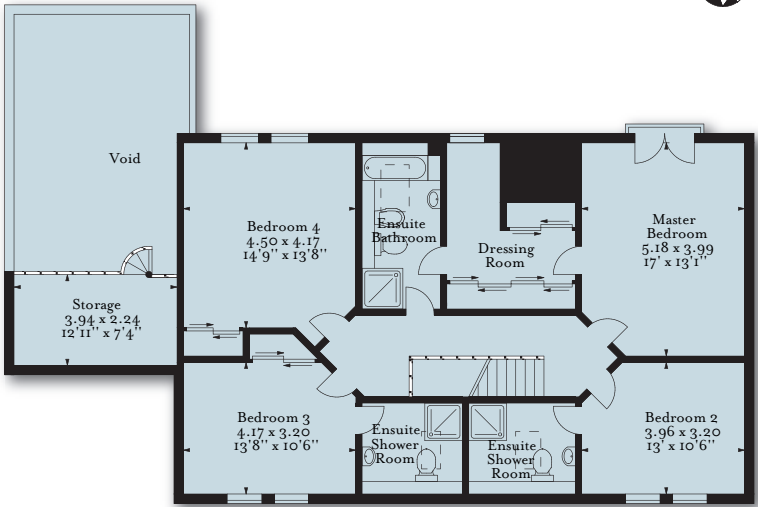
For Identification Only. Not To Scale.



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

