



Barleyriggs Easter Balgedie,
Kinross KY13 9HQ

Offers Over £235,000

Dating back to 1790 this is a detached former farmhouse which is reputed to be one of the original buildings of Easter Balgedie. Set back from the main road the house has a south westerly outlook over an enclosed private garden. It has superb view over the surrounding fields to Loch Leven and Castle Island. Located a short driving distance from the M90 the property has straightforward access to the Forth Bridges, central Edinburgh is approx. 28 miles away and Perth. The nearby towns of Milnathort and Kinross provide a selection of local shopping and business amenities as well as primary schooling nearby in Kinnesswood, served by a school bus.

Since circa 1981 the building has been C listed, it has been well maintained by the current owner who has owned it for 42 years. Internally the rooms are bright airy with generous dimensions the first floor rooms offer views over the garden and wall to Loch Leven. The rooms are adaptable in their uses and could potentially benefit from a modest amount of refurbishment with some updating required a fact which has been fully reflected within the Home Report and the marketing figure.

Externally there is an enclosed garden to the south aspect of the building which is sheltered and has a well stocked garden including fruit trees. There is a detached double garage and a sizable car parking area located to the rear of the property. EPC-F

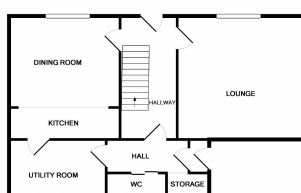
- Detached 3 bedroom Villa
- Enclosed garden approx. .33 of an acre
- Category C listing
- Straightforward access to M90
- Partial double glazing
- Electric heating
- Double Garage
- Well maintained buiding
- Views to Loch Leven
- South Westerly Aspect
- Adaptable rooms
- EPC - F



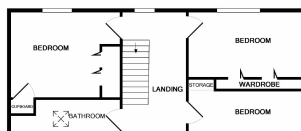
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Lounge	15'3 x 14'2	(4.65m x 4.32m)
Kitchen Diner	15'4 x 12'10	(4.67m x 3.91m)
Utility Room	12'6 x 7'2	(3.81m x 2.18m)
Cloakroom WC	6'2 x 2'11	(1.88m x 0.89m)
Bedroom	13'6 x 9'9	(4.11m x 2.97m)
Bedroom	14'3 x 8'4	(4.34m x 2.54m)
Bedroom	14'3 x 5'5	(4.34m x 1.65m)
Bathroom	12'7 x 5'7	(3.84m x 1.70m)
Attic	33'7 x 13'	(10.24m x 3.96m)
Garage	17'10 x 16'8	(5.44m x 5.08m)



GROUND FLOOR



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used in conjunction with a professional surveyor. The plan is not to be used for any other purpose without the written consent of the agent.

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