



**6 Blairfordel Steadings, Blairfordel, Perth & Kinross, KY4 0HP**  
**Offers Over £445,000**





New to the market, located in the rural and peaceful countryside, this beautifully presented 4 bedroom detached villa is set within the village of Blairfordel. Overlooking open countryside, Blairfordel is a small, exclusive development with amenities and schools, Cleish Primary and Kinross High School are within the catchment area and transport links via the motorway a short drive away.

The property benefits from 4 double bedrooms. The main bedroom is located on the ground floor with a walk-in wardrobe and ensuite bathroom. Tastefully decorated throughout, the lounge has patio doors leading to the garden, with a dual fuel log burner. Separate utility room, cloakroom and modern spacious kitchen with integrated dishwasher, fridge freezer, oven, induction hob and extractor hood.

First floor comprises of 3 double bedrooms and family bathroom

The property has electric gates to the driveway and an EV Charging point. Double garage with electric door. GCH DG

#### Lounge area 25'5" x 16'2" approx (7.75m x 4.95m approx)

Beautiful open lounge with patio doors, leading on to the garden area. Cornice round the ceiling, dual fuel log burner with tiled brick style wall, 2 velux style windows allowing plenty of natural light, radiator, amittico wood effect flooring

#### Kitchen 16'7" x 13'9" approx (5.07m x 4.2m approx)

Well equipped modern fitted kitchen with patio doors leading on to the patio/garden area. Wall & floor mounted storage units with gloss doors, granite effect worktops, induction hob, & extractor hood, integrated dishwasher, fridge freezer & microwave/grill. Amico wood effect flooring.

#### Cloak room

Between the lounge and the kitchen, there is a downstairs cloakroom with double glazed opaque window, basin, WC, tiled walls, towel radiator and wood effect tiled floor tiles.

#### Bedroom 1 13'6" x 12'1" approx (4.14m x 3.69m approx)

Large main bedroom with doors leading to en suite & walk in wardrobe, double glazed window to the front, radiator & carpet.

#### en suite

Fully tiled ensuite shower room with double basins and mirrors above each, large shower area with sliding doors, mains fed shower, towel radiator and wood effect tiled floor.

#### Hall way

Leading from the lounge, the hallway gives access to the main bedroom, utility room, stairs and first floor bedrooms with storage cupboard under the stairs, radiator and carpets.

#### Utility room 9'2" x 7'5" approx (2.80m x 2.27m approx)

Large utility room with window and upvc door leading to the side of the property. Wall & floor storage units with worktop, stainless steel sink and space for washing machine and tumble dryer, radiator and wood effect tiled flooring.

#### Bathroom 9'10" x 7'2" approx (3m x 2.19m approx)

Modern family bathroom with separate shower, bath, basin & WC, bathroom storage cabinet, mains fed shower, tiled walls, towel radiator and tiled flooring.

#### Bedroom 2 13'7" x 12'2" approx (4.16m x 3.71m approx)

Double bedroom with double glazed window to the front of the property, 3 separate storage cupboards with hanging space, radiator & carpet

#### Bedroom 3 14'0" x 10'5" (4.29m x 3.20)

Double bedroom with large storage cupboard with shelving and hanging space, double glazed window to the front, radiator & carpet.

#### Bedroom 4 10'2" x 10'5"n approx (3.12m x 3.19n approx)

4th double bedroom with double glazed velux window, radiator & carpet

#### Landing area

Staircase with wooden balustrade, leading up the stairs, to a large spacious landing area with storage cupboard, carpeted hall & stairs.

#### Double garage

Double garage with electric shutter door, EV charging point outside the garage, electric power and water supplied, access door leading to the utility room. The metal gates on the driveway are electric. Monoblocked driveway.

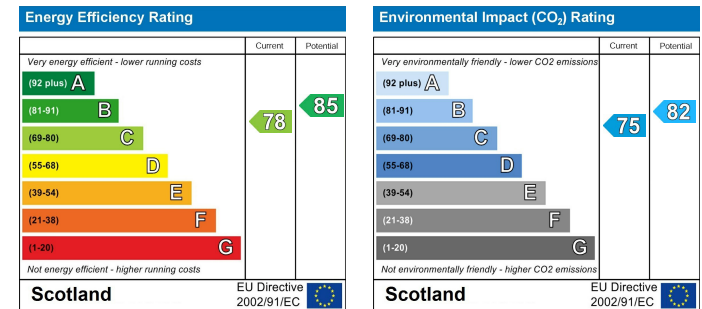
#### Garden

Large private enclosed garden mostly laid to lawn with mature plants and shrubs, next to the front door.

To the side of the property is a patio area with access via the lounge and kitchen ideal for hosting BBQ etc

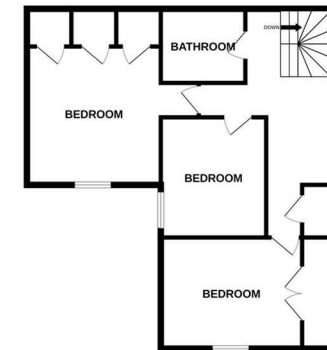
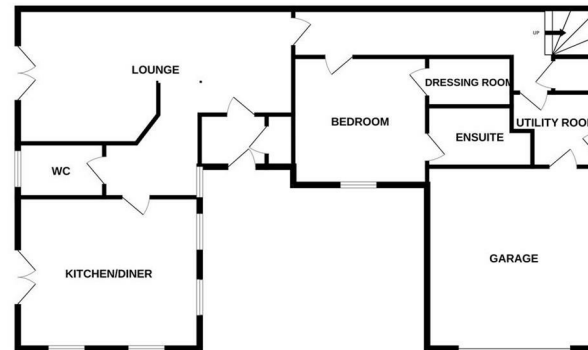
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GROUND FLOOR

1ST FLOOR



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