

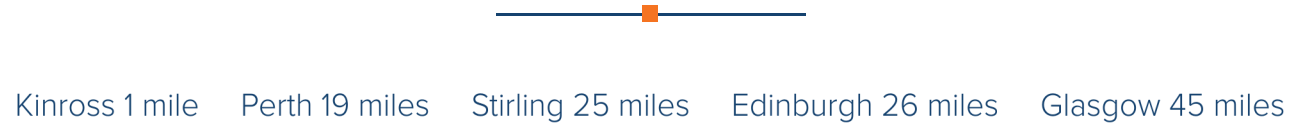


Jetrigg

Jetrigg, Cavelstone, Kinross, KY13 9JT

Galbraith

A lovely family home overlooking Loch Leven with a 5 acre paddock in a superb location.



- 3 reception rooms. 4 bedrooms
- Lovely family home with superb views
- Spacious reception rooms ideal for family life
- Generous accommodation with great flexibility
- 5 acre paddock ideal for horses benefiting from planning permission
- Highly commutable location with quick access to the M90

Offers Over £525,000

Situation

Jetrigg sits in a great location just to the south of the town of Kinross in Perth and Kinross. The centre of Kinross is just 3 minutes drive to the north and provides superb facilities including cafes and restaurants, shops and retailers. Kinross also has a well regarded primary school and a secondary school as well as a community centre, golf courses and sports clubs creating a thriving community with plenty social activities and recreational pursuits.

Jetrigg lies very close to the Loch Leven National Nature Reserve which has a full perimeter cycle pathway of some 20 kilometres and a great setting for ornithologists. Loch Leven Castle is found on one of the lochs islands and was visited by Robert the Bruce and is where Mary Queen of Scots was imprisoned in 1567 before escaping the following year. The nearby Ochil Hills provide a number of walking and cycling routes whilst the scenic Fife coast can be reached in just about an hours car journey.

Perth, known as the Fair City, lies some 12 miles to the north and provides an extensive range of services including national retailers, concert hall, theatre, cinema, diverse range of restaurants, retail parks and numerous supermarkets together with a railway station, bus station and recreational facilities at the leisure pool and Dewars ice rink.

Jerigg is ideally located for access to Edinburgh and beyond with a park and ride service running directly to the city centre. The airport can be reached in under 30 minutes drive.



Description

Jettrigg is a delightful family home in superb condition that enjoys an elevated position overlooking the surrounding countryside and Loch Leven. The property has flowing reception spaces ideal for family life with an open plan kitchen and dining room leading to a sitting room and a cosy snug. The kitchen and snug both have large windows looking over the loch and all the rooms have ample natural light. The ground floor also has two double bedrooms and a bathroom allowing for lateral living for those that wish.

Upstairs there is a mezzanine sitting area off which there is a generous master bedroom with an ensuite and a dressing room, another double bedroom and a lovely family bathroom.

Garden and Grounds

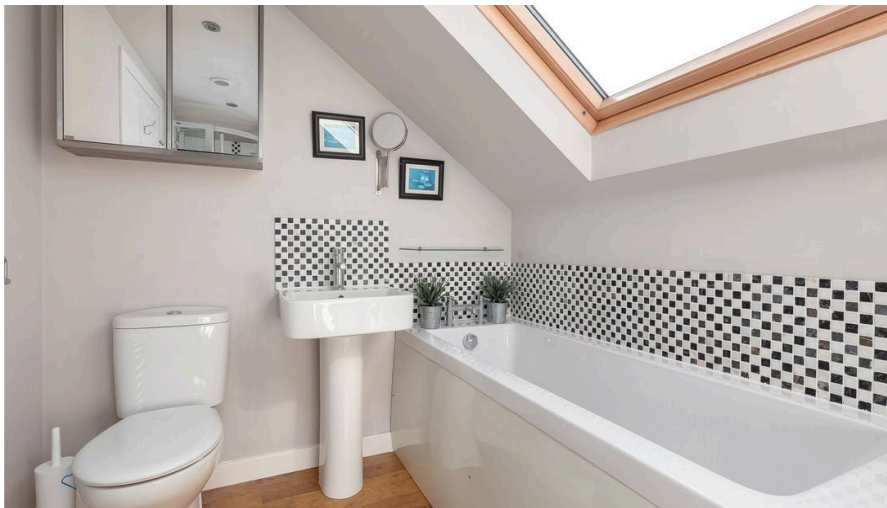
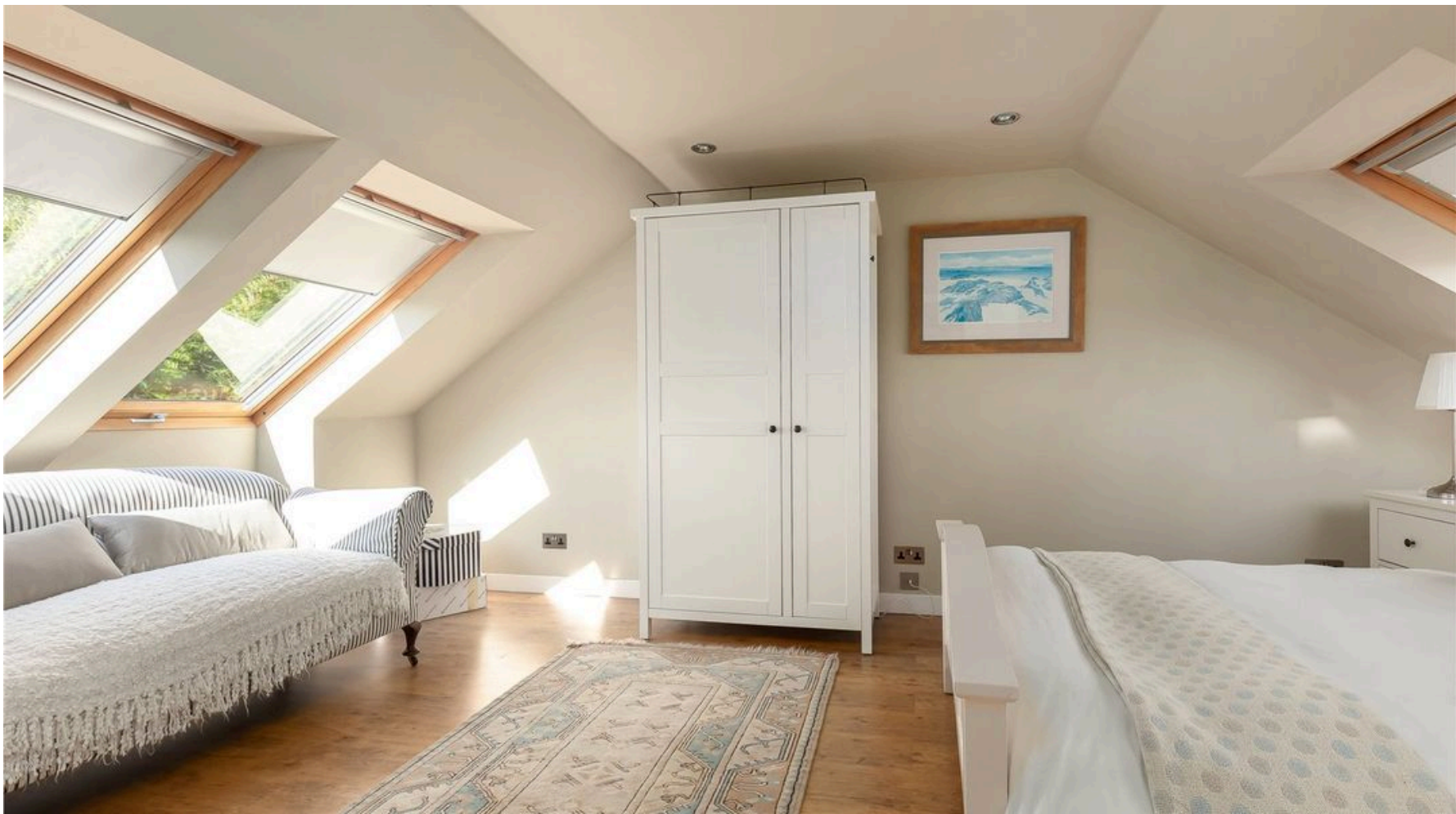
Jettrigg sits within lovely gardens which wrap around the house. There is a gravel parking area with room for two cars as well as a garage and a garden shed. The garden is mostly laid to lawn with mature shrubs and trees providing privacy and structure.

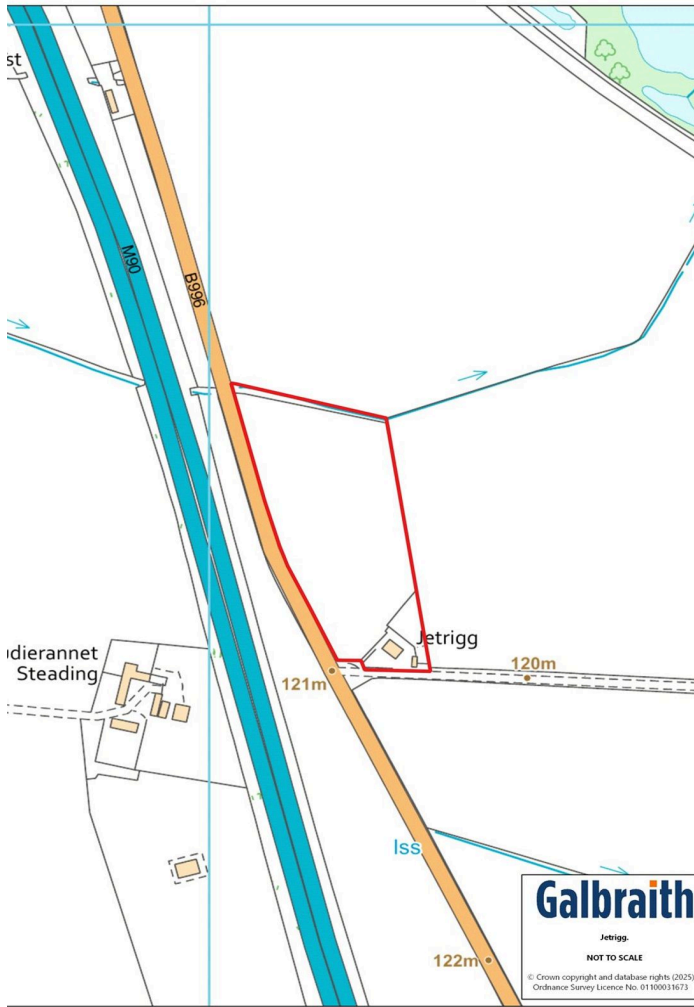
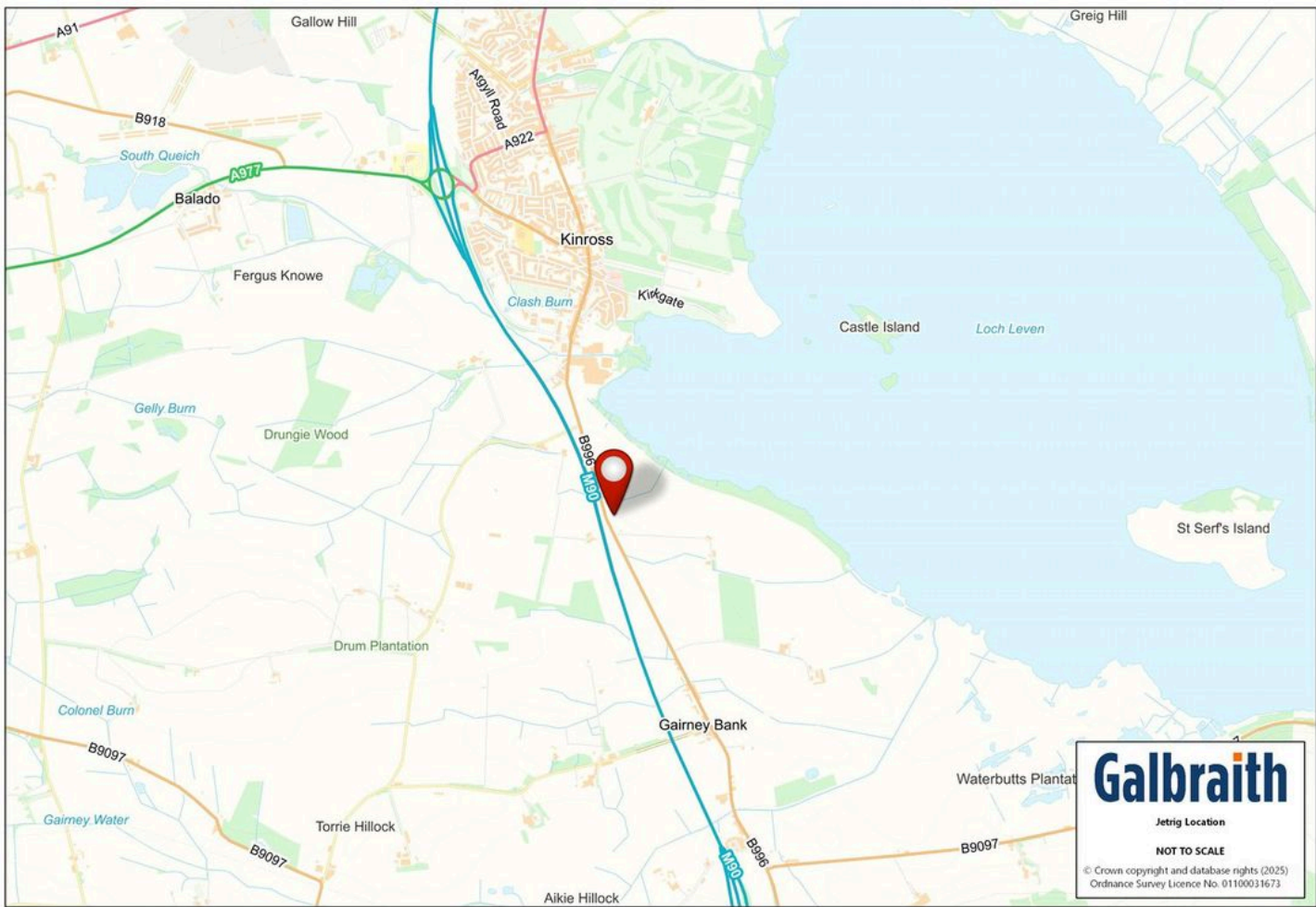
Beyond the garden is a paddock which extends to approximately 5 acres. The paddock has been well maintained and is cut by a local farmer for hay every year. In 2011 the current owners successfully attained planning permission for the erection of 9 holiday units, a hostel and a café in the paddock. Work was undertaken to begin the project and as such this planning should be in perpetuity, allowing a potential purchaser to pick this up should they wish. Further information is available from the selling agents.











IMPORTANT NOTES:

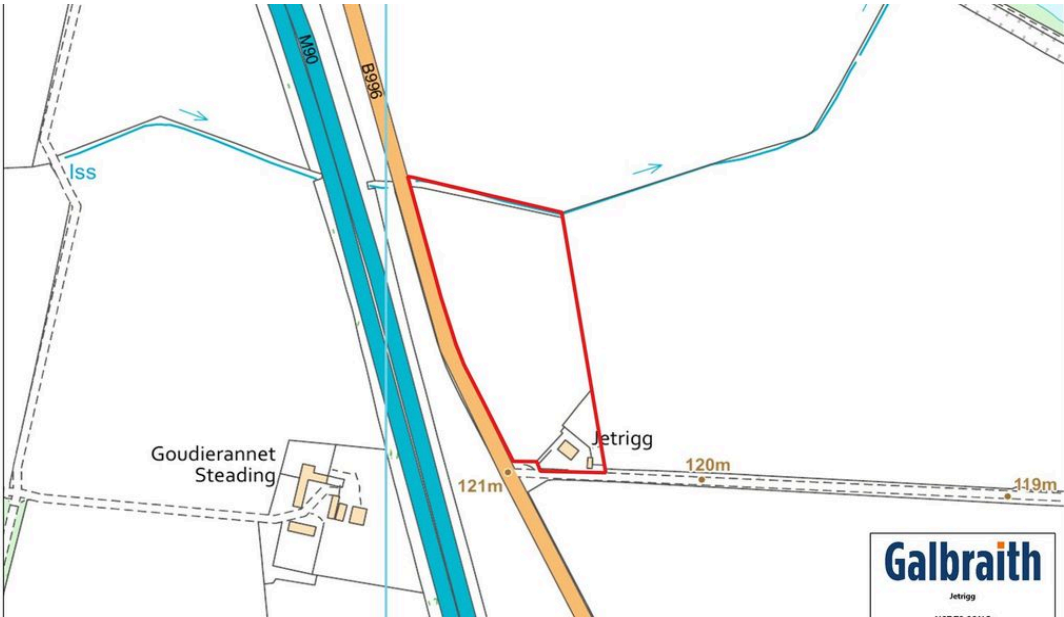
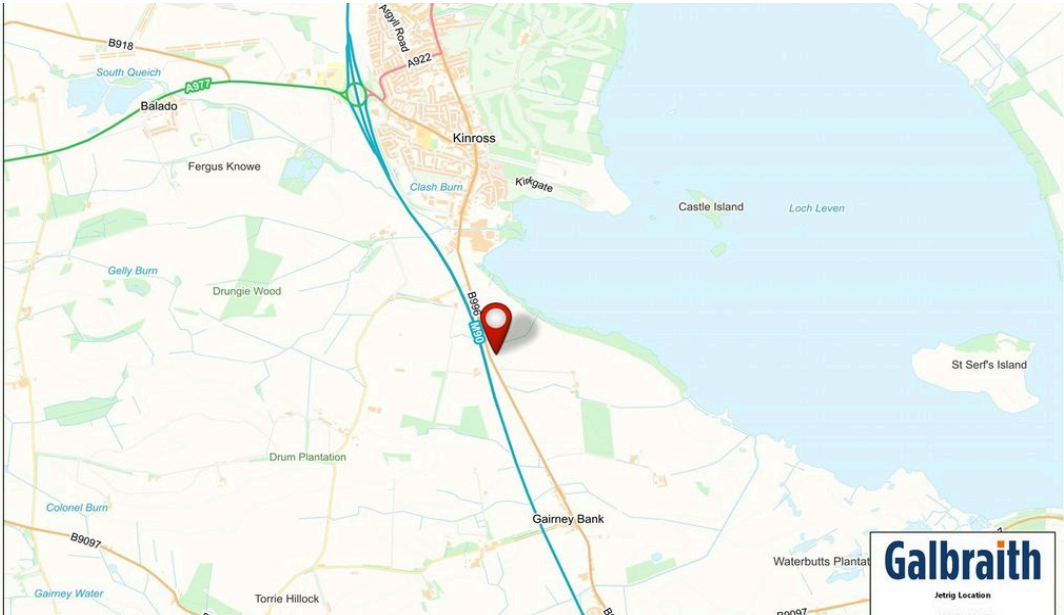
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 02/04/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Location

From Kinross take the B996 south, the property is on the left after approximately half a mile.



KY13 9JT



///firework.equipment.composed

Plans

Total Area: 1964 Sq Ft - 182.46 Sq M



Viewings

Strictly by appointment with Galbraith Perth Tel: 01738 451111 Email: perth@galbraithgroup.com

Listing

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Tenure

Freehold

Local Authority

Perth and Kinross Council

Council Tax

E

EPC

E

Services

Water

Mains Supply

Electricity

Mains Supply

Drainage

Private Supply

Central Heating

Oil

Internet

FTTP

Additional Information

SOLICITORS: Anderson Beaton Lamond, Bordeaux House, 31 Kinnoull Street, Perth, PH1 5EN

FIXTURES AND FITTINGS: No items are included unless specifically mentioned in these particulars.

VIEWINGS: Strictly by appointment with the Selling Agents.



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Galbraith