



Jetrigg

Cavelstone | Kinross | KY13 9JT

Galbraith

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



Kinross 1 mile | Perth 19 miles | Stirling 25 miles | Edinburgh 26 miles | Glasgow 45 miles
(All distances are approximate)

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

Acreage 5.36 acres (2.16 hectares)

Offers Over £525,000

Situation

Jetrigg sits in a great location less than a mile south of the town of Kinross in Perth and Kinross. The centre of the town, a short 3 minutes drive, provides superb facilities including cafés and restaurants, shops and retailers. Kinross has well regarded primary and secondary schools in addition to a community centre, golf courses and sports clubs creating a thriving community offering a range of 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 is 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 and Lomond Hills offer a number of walking and cycling routes whilst the scenic Fife coast can be reached in around an hour's car journey.

Perth, known as the Fair City, lies some 19 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.

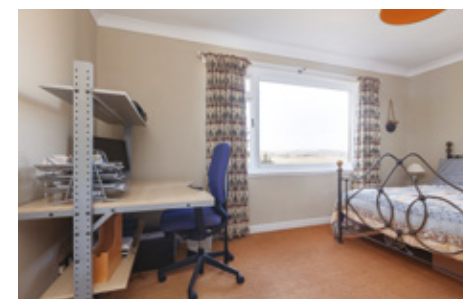
Jetrigg is ideally located for access to Edinburgh and beyond with a park and ride service running directly from Kinross to the city centre. A mainline railway station at Inverkeithing is around 20 minutes by car providing frequent trains to Edinburgh with links beyond. Edinburgh airport can be reached in under 30 minutes' drive.

Description

Jetrigg 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, the fourth double bedroom and a lovely family bathroom.







Accommodation

Ground Floor: Entrance Hall, Sitting Room, Snug, Kitchen/Dining Room, Utility, 2 Double Bedrooms, Bathroom.

First Floor: Mezzanine, Master Bedroom with En suite and Dressing Room, Double Bedroom, Family Bathroom.

Garden & Grounds

Jetrigg 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.

Viewings

Strictly by appointment with the Selling Agents.

Tenure

Freehold

Local Authority

Perth and Kinross Council

Council Tax

Band D

EPC

Band D

Services

Water

Mains

Electricity

Mains

Drainage

Private

Heating

Oil

Broadband

FTTP

Mobile

Yes

Directions

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

 firework.equipment.composed  **Postcode: KY13 9JT**

Health & Safety

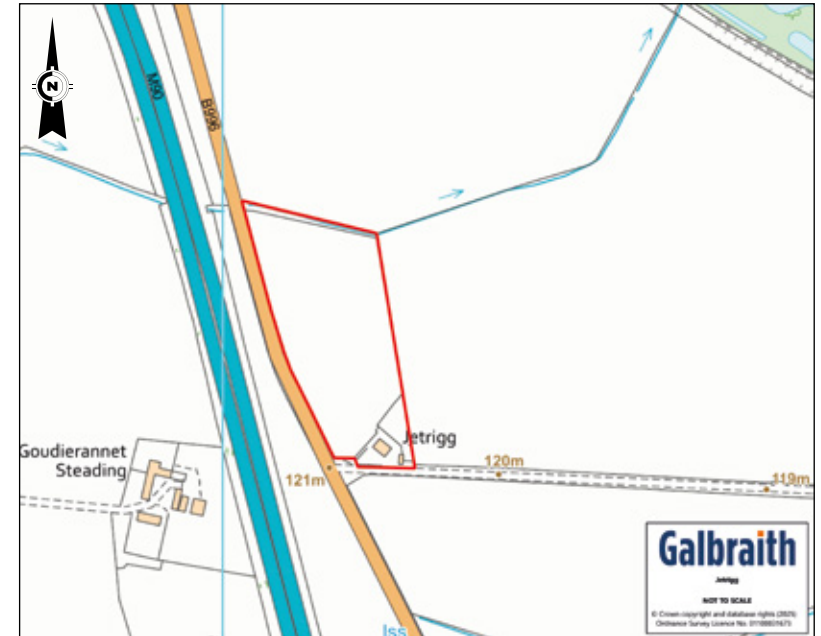
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

Solicitors

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

Fixtures and Fittings

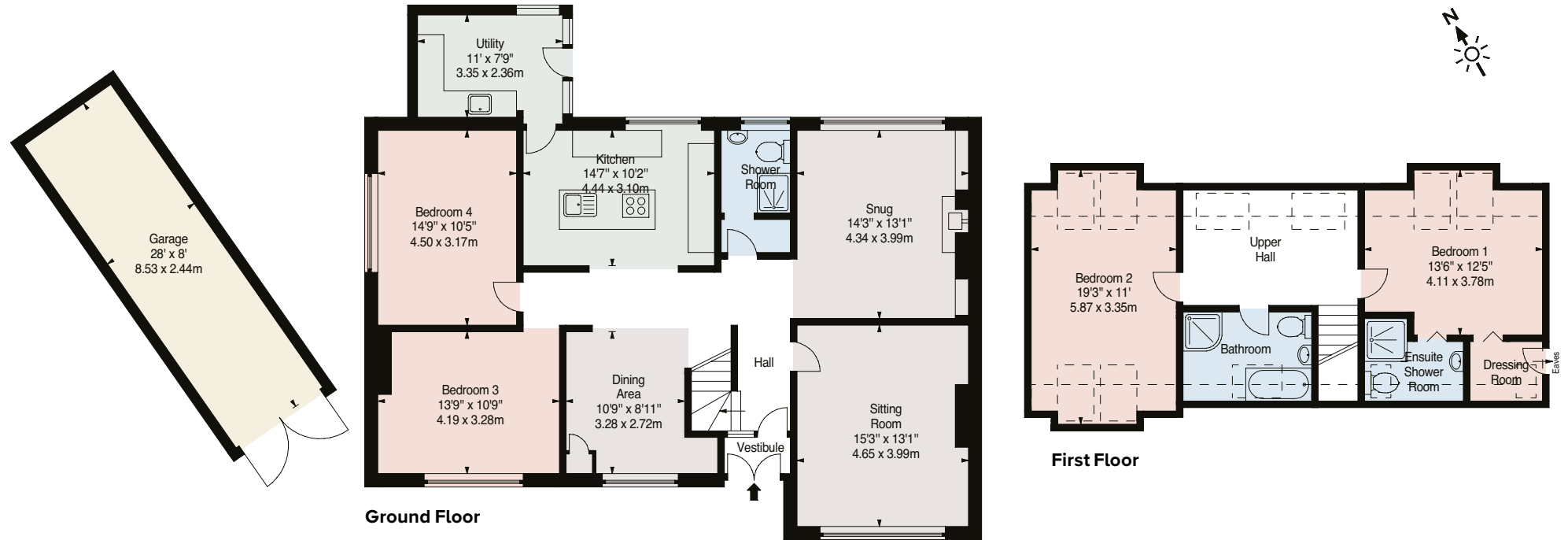
No items are included unless specifically mentioned in these particulars.



Floor plans

Approx. Gross Internal Area
1964 Sq Ft - 182.46 Sq M
Garage: 224 Sq Ft - 20.81 Sq M

For identification only. Not to scale.



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 April 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. 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. Failure to provide required identification may result in an offer not being considered.



Lynedoch House | Barossa Place | Perth | PH1 5EP
T: 01738 451111 | E: perth@galbraithgroup.com

galbraith.com

Galbraith