

TAIGH RUARH BALADO KY13 ONH

HARPER & STONE
ESTATE & LETTING AGENTS





TAIGH RUARH

BALADO, KY13 ONH

PROPERTY FEATURES

- Stunning 4 bedroom detached home set within a small development of 9 contemporary homes Circa 2025
- Approximately 206 square meters of flexible family living space
- Stunning vaulted open plan kitchen/dining/family room
- Underfloor heating and Amtico flooring throughout ground floor
- Principal suite with dressing area and ensuite shower room
- Second bedroom with ensuite shower room
- Presented to an incredible standard throughout
- Integral double garage and driveway with ample parking
- Private sun filled rear garden with raised patio and seating areas
- Early viewing essential to appreciate the lifestyle on offer

Set within an exclusive enclave of just nine beautifully crafted homes, Taigh Ruarh is an exceptional four bedroom detached residence extending to approximately 206 square metres of thoughtfully designed living space. Completed circa 2025, this outstanding home showcases an elegant balance of contemporary architecture, refined finishes and highly adaptable family living, where every element has been carefully considered to create a calm and effortlessly sophisticated environment.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hallway, Lounge, Open plan Living/Dining/Kitchen area, Utility/Laundry Room and a Shower Room.

First Floor: Landing, Principal Bedroom with Dressing Area and Ensuite Shower Room, Second Bedroom with Ensuite Shower Room, two further Bedrooms and a Family Bathroom.

A welcoming and beautifully proportioned hallway immediately sets the tone, with elevated ceiling heights extending throughout the ground floor living space, creating a wonderful sense of volume and light. Finished in seamless Amtico flooring with underfloor heating throughout, the ground floor offers both comfort and cohesion, with a natural flow between each space. To the left, the formal lounge is a superb front facing room, bathed in natural light from a striking triple window complete with shuttered blinds, adding a timeless and classic finish while creating a warm and inviting retreat.

Progressing through the home, the space opens into the true heart of the property, an impressive open plan family dining and kitchen area, perfectly designed for modern living and entertaining. The kitchen is nothing short of spectacular, with a vaulted ceiling that elevates the entire space, complemented by three Velux windows (the center one is electrically operated) that flood the room with daylight. Expansive bi fold doors further enhance this connection to the outdoors, allowing light to pour in and creating a seamless transition to the garden.

A beautifully appointed range of soft white Shaker style wall and base units provides both elegance and functionality, paired with a classic Belfast sink and a generous central island that offers additional storage and a relaxed seating area for informal dining or socialising. Integrated appliances include a four ring induction hob, double electric oven, wine fridge, dishwasher, full height fridge and full height freezer, all thoughtfully positioned to support both everyday living and entertaining on a larger scale.

The dining area comfortably accommodates a table for eight to ten guests, making it ideal for hosting, while the adjoining sitting space offers a calm and welcoming atmosphere. A contemporary black cylinder log burner forms a striking focal point, bringing warmth and







TAIGH RUARH

cohesion to the entire open plan arrangement. The bi fold doors open directly onto the rear garden, enhancing the lifestyle appeal of this remarkable space.

The utility room is both practical and well designed, offering additional storage, space for two freestanding appliances, access to the rear garden and internal entry to the integral garage. Completing the ground floor is a beautifully finished shower room, styled in warm and muted tones to create a calming and contemporary space, featuring a walk in shower, floating vanity sink unit and WC.

Ascending to the upper level, the landing is bright and airy, with additional Velux windows allowing natural light to cascade throughout. The principal bedroom is a serene and elegantly styled retreat, complete with a cleverly designed walk in dressing area discreetly positioned behind the bed. The ensuite shower room is finished to a high standard, offering a walk in shower, stylish vanity sink with storage, heated towel rail and WC.

Bedroom two is a delightful front facing room with the added charm of a Juliet balcony, along with its own ensuite shower room, making it ideal for guests or older children. Bedrooms three and four are both generous double rooms, beautifully presented, with bedroom four currently utilised as a home office, offering a perfect solution for remote working or study. The family bathroom continues the calm and timeless aesthetic, featuring a freestanding double ended bath, vanity unit with drawer storage, heated towel rail and WC, creating a luxurious space in which to relax and unwind.

Externally, the property is equally impressive. The front garden is laid to lawn and complemented by a substantial driveway leading to the integral double garage, providing ample parking. The garage has light, power, electric garage door and an electric charger. A

side gate offers convenient access to the rear. The rear garden is private and enjoys sunlight throughout the day, thoughtfully landscaped with shaped borders planted with a variety of shrubs and planting. A raised patio provides an ideal setting for outdoor dining and entertaining, while additional seating areas create peaceful spaces to relax and enjoy the surroundings. Solar panels are installed to the front roof slope which have battery storage, located in the garage.

Taigh Ruarh is a truly exceptional home where design, quality and attention to detail come together effortlessly. This home is perfect in every way, with every detail considered with the utmost attention, and the overall design and sense of style are a true credit to the current owners. Beautifully presented throughout, it offers a refined yet comfortable lifestyle within a peaceful and exclusive setting, making it an outstanding choice for modern family living.

The sale will include all fitted floor coverings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller. Please note that the centre light fitting in the Formal Lounge sited at the front of the house is not included in the sale.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band G
EER Band B

Water: Mains

Sewage: Mains
Heating: Air Source Heat Pump

Balado is a small and desirable rural hamlet in Perth & Kinross, situated in the heart of central Scotland, just 2 miles west of Kinross and within easy reach of Loch Leven and the surrounding countryside. The setting offers a peaceful, semi rural lifestyle while remaining highly convenient for commuters, making it particularly appealing for families and professionals seeking space without sacrificing accessibility. Balado enjoys close proximity to the town of Kinross, which provides a wide range of everyday amenities including supermarkets, independent shops, cafes, restaurants and schooling. The wider area is known for its natural beauty, with Loch Leven, rolling countryside and nearby walking and cycling routes all contributing to an excellent outdoor lifestyle. The area also has a rich history, with nearby landmarks including Balado Airfield and historic estates. One of Balado's strongest attributes is its excellent road connectivity. The M90 motorway is easily accessible from nearby Kinross, providing direct routes north to Perth and Dundee, and south to Edinburgh. Glasgow and Stirling are also readily accessible via the motorway network.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



