



Morgans

PROPERTY

Blairingone Church & Building Plot,  
Blairingone, Dollar, FK14 7NY

**Offers Over £599,995**



Blairingone is a small village located in a particularly accessible, location. With the M90 motorway nearby giving quick access to both Perth, Edinburgh and the Clackmannan Bridge which is just 8 miles away giving easy access to the central belt this is an ideal location or commuting.

Dollar (3 miles) offers a good range of shops, primary schooling and other amenities and is home to the renowned Dollar Academy (a bus service runs to Dollar Academy). Kinross (11 miles) is also an attractive town which offers a wide range for local facilities including shops, professional services, secondary schooling, restaurants, a supermarket and two golf courses. The surrounding countryside provides an excellent setting for the property and there are ample opportunities for the outdoor enthusiast. Loch Leven is renowned for its excellent trout fishing, and the beautiful countryside provides excellent walking, cycling and riding opportunities.





## CHURCH

This impressive church conversion provides a stunning contemporary stone built detached home over three levels. Situated on an elevated plot in Blairingone surrounded by open countryside this property retains a great deal of traditional features whilst offering flexible and modern living accommodation. Dual access is given via traditional timber doorways to the front into entrance vestibules which in turn lead to an entrance hallway. The impressive hallway has an imposing solid oak staircase overlooking a magnificent original stained-glass window. Doorways from the hallway lead to the kitchen and large lounge/dining area. The lounge/dining area is another impressive room with solid oak flooring (a recurring theme throughout the property), ceiling downlighting and a breath-taking view of the stained-glass window. This room has a doorway leading to a rear hallway/boot room which has an external door leading to the rear and a doorway giving access to the ground floor shower room. The modern shower room is fully tiled with w.c, wash hand basin and walk-in shower cubicle. The modern kitchen is a particular feature of the property with high gloss units at base and wall levels and ample space for a dining table and chairs. This room again retains a number of features with a floor to ceiling views of another impressive stained-glass window.

Access to the two double bedrooms on the first floor is provided via the oak staircase in the hallway. These brightly presented rooms have feature glazed walls maximising exposure of the stained-glass windows providing a great deal of natural light. The vaulted ceilings have built-in lighting and oak doors lead to a fully tiled modern jack and jill bathroom. There is ample space for free standing furniture. The Jack and Jill bathroom has a w.c, double vanity unit, bath and separate shower cubicle.

The upper level provides access to two further bedrooms with built in storage. Both rooms have an en-suite shower room. These shower rooms comprise w.c, wash hand basins and separate shower cubicles.

Externally a large driveway leads to the front of the property. There is a private garden area to the side with planning permission for the erection of a double garage, workshop and parking if required.

## MEASUREMENTS

LOUNGE/DINING ROOM 8.0M x 6.4M 26'3" X 21'1"

KITCHEN 6.4 M X 4.0M (21'1" X 13'2")

SHOWER ROOM 2.9M X 1.7M (9'6" X 5'7")

BEDROOM 1 6.5M X 4.2M (21'4" X 13'11")

BEDROOM 2 6.5M X 4.0M (21'4" X 13'2")

EN-SUITE 4.6M X 1.9M (15'1" X 6'3")

BEDROOM 3 3.9M X 3.4M (12'10" X 11'4")

SHOWER ROOM 2.0M X 2.0M (6'7" X 6'7")

BEDROOM 4 3.9M X 3.4M (11'9" X 11'4")

SHOWER ROOM 2.0M X 2.0M (6'7" X 6'7")

## PLOT

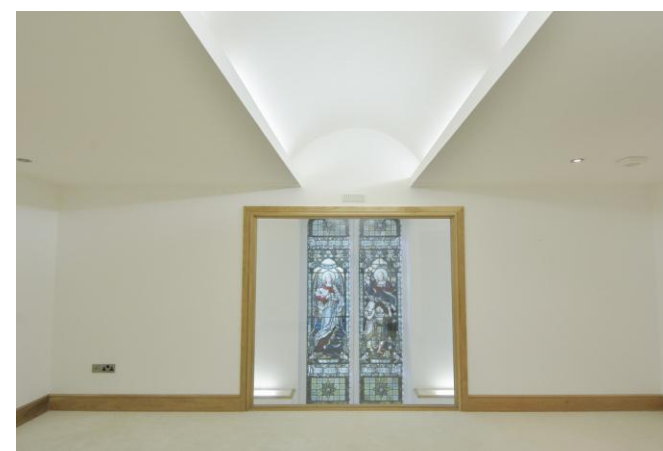
A large building plot extending to approx 931 sqm with full planning permission for a 4 bed detached villa. This plot is set in a rural location with views over surrounding countryside and beyond. Planning can be found on Perth & Kinross Planning site ref 13/00830/FLL.

## VIEWINGS

Viewings are strictly by appointment with Morgans.

## NOTES

The internal photographs are for indicative purposes only. The Church is currently being utilised as an office space. This property is being offered to the market in three lots, church, plot and church and plot together.









## Church



This plan is for total guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and details before making any decision about your offer. All room dimensions given through outboard dimensions to wall surface where possible or to surfaces indicated by arrow heads. (02/11/2022) VistaBee 2021

## Proposed Building Plot



First Floor Plan  
132sq.m.



Ground Floor Plan  
132sq.m.

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.

# Morgans

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