

Morgans

PROPERTY

6 Killochburn Crescent, Kinross, Kinross, KY13 0AA

Fixed Price £525,000



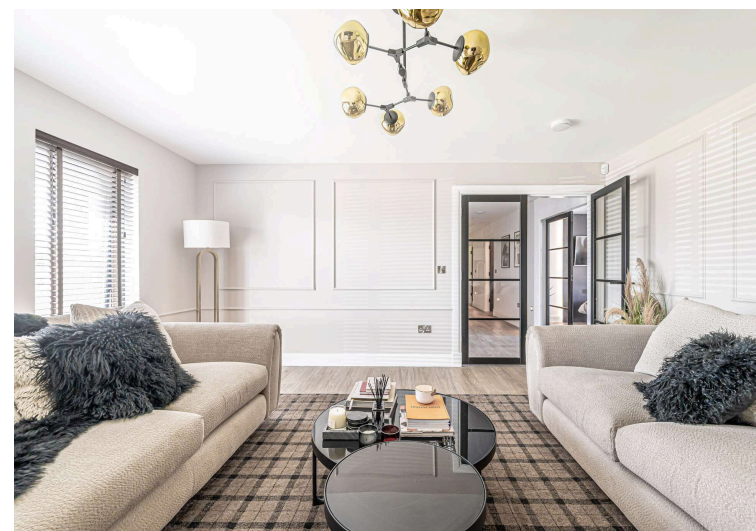
3



2



1



Brand New Executive Detached Bungalow



Exceptional Specification & Energy Efficient



Built by Premier Properties (Fife) Ltd



Driveway Leading to Garage



Exclusive Development in a Semi Rural Location



Under floor Heating & Solar Panels



Opportunity To Personalise Your Home



Private Rear Garden



Welcome

Set within a desirable semi-rural location near Kinross, this exceptional new-build executive bungalow built by Premier Properties (Fife) Ltd offers a rare opportunity to acquire a beautifully finished home in an exclusive development, designed with modern living in mind. Combining high-end specification with the unique ability to personalise key interiors, this property delivers both elegance and individuality. Thoughtfully designed to maximise both comfort and style, the property provides bright, spacious accommodation ideally suited to modern lifestyles.

At the heart of the home is a stunning open-plan kitchen and dining space, designed to create a sociable hub for everyday living and entertaining. With ample room for a central island, subject to buyer preference, this area can be tailored to suit individual needs. Large patio doors enhance the sense of space and light while providing direct access to the garden, seamlessly connecting indoor and outdoor living.

The generous lounge is a standout feature of the property, benefiting from an abundance of natural light through multiple windows. This creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

The property offers three well-proportioned double bedrooms, including a spacious principal bedroom complete with a stylish en-suite shower room. A contemporary family bathroom serves the remaining accommodation and is fitted to a high specification, featuring both a separate shower and a full-sized bath for added convenience and luxury.

The property presents a fantastic opportunity to personalise your home to suit your own style and taste. Buyers can select from a range of high-quality finishes, including: Contemporary kitchen styles and layouts, Luxury bathroom tiling and sanitaryware and internal flooring and finishing touches.

All homes are finished to an exceptionally high specification, featuring premium Porcelanosa fittings to deliver a sleek, stylish, and contemporary finish throughout.

Overall, this thoughtfully designed bungalow delivers a superb combination of space, flexibility making it an ideal choice for a wide range of purchasers. With only two plots remaining, this is a rare opportunity to secure a bespoke home in a prime location.





LOCATION

Situated in a picturesque semi-rural setting near Kinross, the development provides the perfect combination of countryside charm and excellent connectivity.

The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Kinross has highly rated Primary and Secondary education along with a number of Nurseries and Childminders readily available. The Community Campus which houses the Secondary School also incorporates a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Glenalmond, Craigclowan and Strathallan are all within easy reach.

Kinross-shire is an area of natural beauty and offers a wide range of recreational and leisure pursuits including the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. The area is famous for its numerous Golf courses while other clubs include Running, Tennis, Bowling, Curling, Cricket, Rugby, Cycling and Swimming to name but a few. Kinross-shire has recreational facilities available for all ages.





Externally

Externally the property benefits from well-maintained and thoughtfully landscaped outdoor space. To the front, a neat lawn creates an attractive first impression, complemented by a mono-block driveway which provides ample off-street parking and leads to the detached garage, offering both convenience and additional storage.

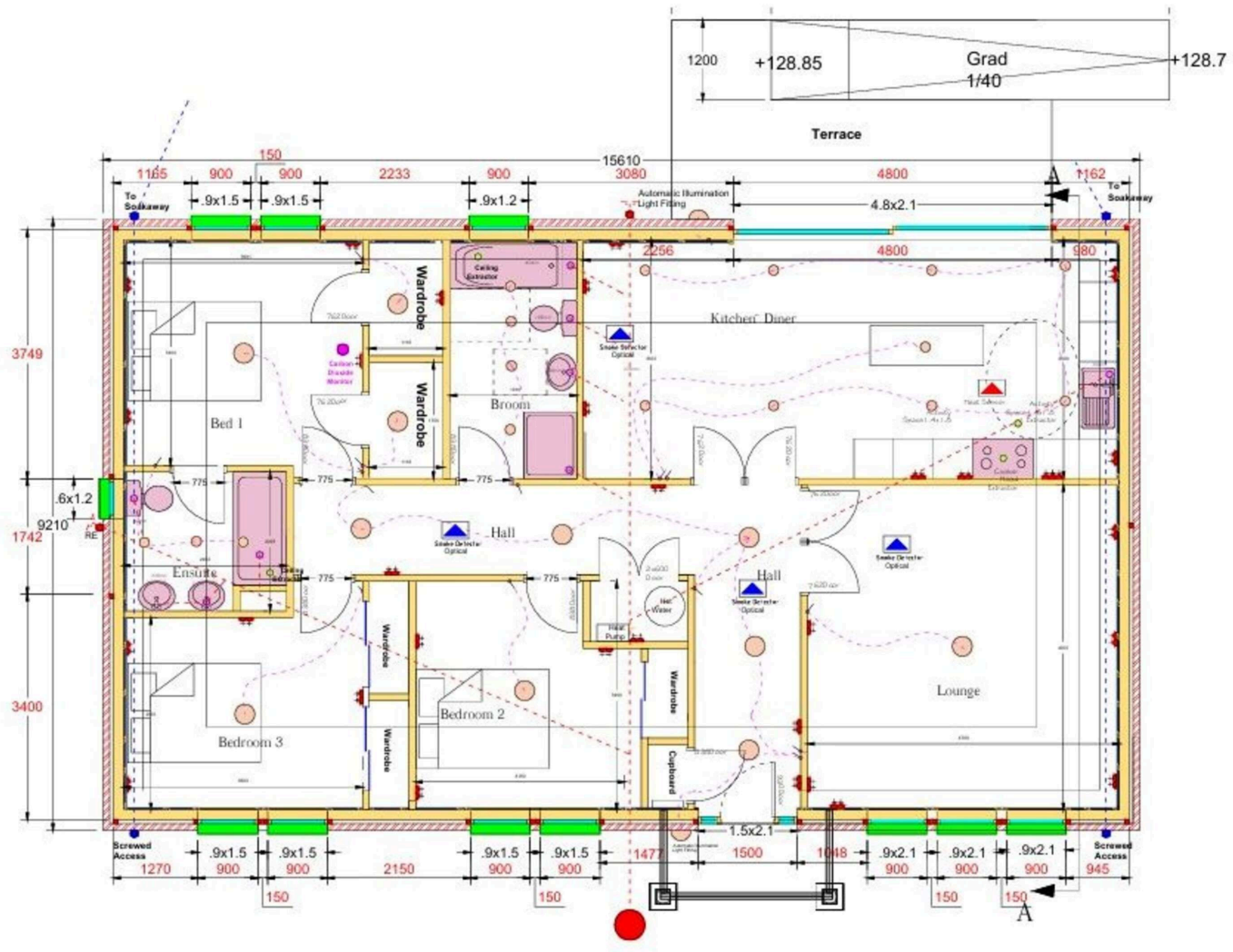
To the rear, the garden is fully enclosed and laid to lawn, creating a safe and private environment ideal for families, pets, or outdoor entertaining. The generous space also offers excellent potential for further landscaping or the creation of seating and patio areas to suit the buyer's lifestyle.

Viewings & Notes

All viewings are by appointment through Morgans on 01577 863424.

Please note some images shown are of a neighbouring property and are included to demonstrate the potential finish and layout.





Floor Plan Scale 1/50

G



SOLICITORS | PROPERTY
 62 High Street, Kinross, KY13 8AN
 Tel: 01577 863424
www.morganlaw.co.uk



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.