



Morgans

PROPERTY

6 Buchan Avenue, Kinnesswood, Kinross, KY13 9HS

Offers Over £



3



2



1





Spacious semi-detached home



2 Further bedrooms



Sought-after Kinnesswood location



Rear access to communal parking area



Flexible accommodation with ground floor bedroom



Open-plan kitchen and dining area



EPC Rating -



Council Tax Band - C



Welcome

Situated within the highly sought-after village of Kinnesswood, this spacious three-bedroom semi-detached home enjoys a fantastic position with beautiful outlooks over Loch Leven from the front-facing upper accommodation and stunning hill views to the rear.

Offering flexible family living over two levels, the accommodation comprises a welcoming entrance hallway, a generously proportioned lounge, and a bright open-plan kitchen and dining area, creating an ideal space for both everyday family life and entertaining. The ground floor further benefits from a double bedroom and a convenient shower room, providing excellent flexibility for those seeking single-level living options or guest accommodation.

On the upper floor, there are two further well-proportioned double bedrooms and a family bathroom. The front-facing accommodation on this level enjoys attractive views towards Loch Leven, while the rear of the property takes full advantage of the picturesque surrounding hills.

Externally, the property boasts gardens to both the front and rear. The front garden is mainly laid to lawn and provides an attractive approach to the home, while the enclosed rear garden offers a pleasant outdoor space for relaxing and family enjoyment. A gate from the rear garden provides direct access to a communal parking area, adding further convenience.

Combining spacious accommodation, flexible living arrangements and a desirable village location with outstanding surrounding scenery, this excellent home is sure to appeal to a wide range of purchasers.





LOCATION

Kinnesswood is a small picturesque village enjoying a beautiful location nestling in the foothills of the Lomond Hills and commanding breath taking views to the south-west, over Loch Leven, to the Cleish Hills and beyond.

The village has a vibrant community and benefits from most every day amenities. Additional shopping and banking needs can be met in Kinross a short drive away. Kinross also benefits from Park and Ride just off the M90 giving commuters easy access to cities such as Edinburgh, Perth and Dundee. The rail network can be found at Dunfermline, Inverkeithing or Perth.

Kinnesswood is within the catchment of Portmoak Primary School with secondary education to be found at the well respected Kinross Community Campus. Private schools such as Glenalmond, Craigclowan and Strathallan are all within easy reach. Bus services run from the village daily to both Kinross Community Campus and the ever popular Dollar Academy.

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. Golf, tennis, bowling, rugby and swimming are just some of the additional recreational facilities available locally.





Viewings & Extras

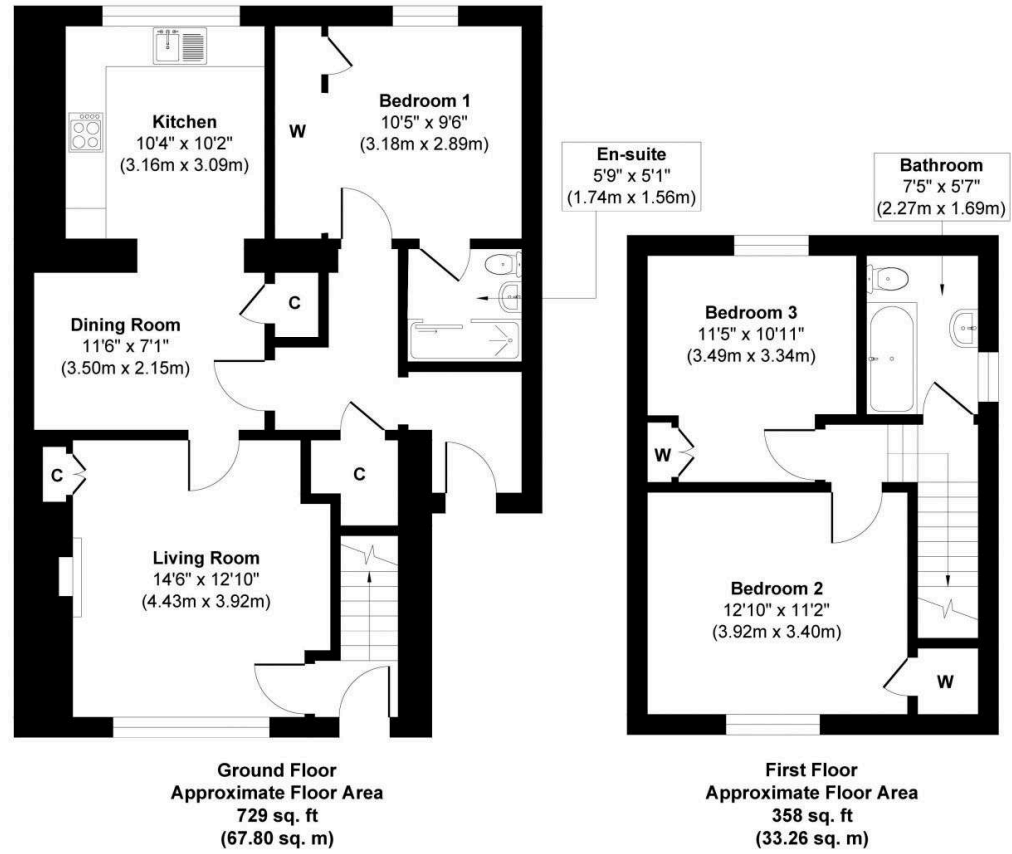
All viewings are by appointment through Morgans on 01577 863424.

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



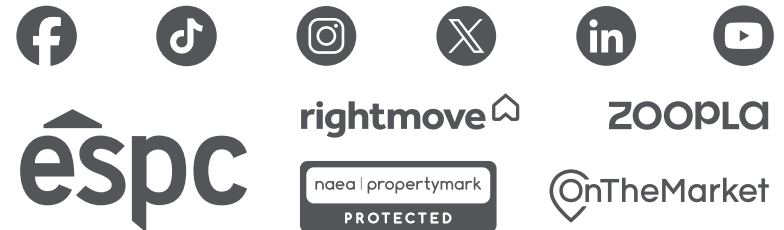


Approx. Gross Internal Floor Area 1087 sq. ft / 101.06 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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