



Morgans

PROPERTY

48 Drumeuther Way, Kinross, Kinross, KY13 8RH

£Offers Over £210,000





Immaculately Presented semi-detached villa



Sought-after Kinross location



Bright lounge



EPC Rating - B



Two generous double bedrooms



Private parking



Enclosed rear garden



Council Tax Band - B



Welcome

Nestled within a highly sought-after residential development in Kinross, this attractive two-bedroom semi-detached villa offers stylish and well-proportioned accommodation, ideal for first-time buyers, young families, or those looking to downsize.

The property is entered via the front door into a bright and welcoming lounge, with staircase leading to the upper level. The lounge flows seamlessly into the modern dining kitchen, providing an excellent space for everyday living and entertaining. The kitchen benefits from direct access to the enclosed rear garden and also leads to a convenient ground-floor cloakroom/WC.

On the upper floor, there are two generously sized double bedrooms, together with a contemporary family bathroom. The accommodation is complemented by practical storage throughout.

Externally, the property enjoys private parking to the front. The enclosed rear garden has been thoughtfully designed and is laid mainly to lawn, featuring a patio area ideal for outdoor dining and relaxation, as well as a dedicated children's play area. A garden shed provides useful additional storage.

Situated in a desirable location within Kinross, the property is well placed for access to local amenities, reputable schools, and excellent transport links, making it an appealing home for a wide variety of purchasers.





LOCATION

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





Viewings & Extras

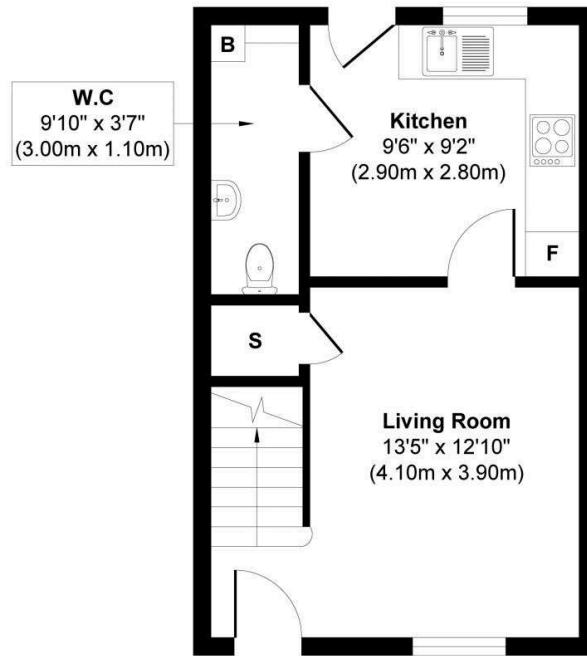
All viewings are strictly by appointment through Morgans.

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

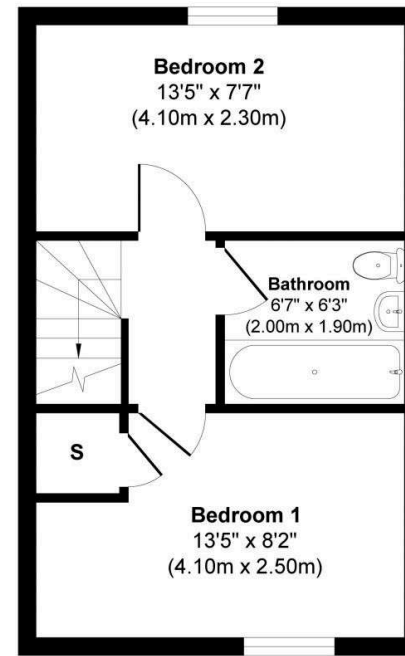
Morgans Property Package

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Ground Floor
Approximate Floor Area
301 sq. ft
(27.96 sq. m)



First Floor
Approximate Floor Area
301 sq. ft
(27.96 sq. m)

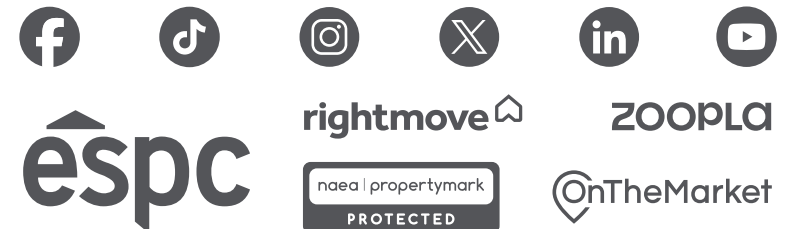


Approx. Gross Internal Floor Area 602 sq. ft / 55.92 sq. m

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