



# Morgans

PROPERTY

36 Sir Alan Smith Gardens, Kinross, KY13 8GR

Offers Over £305,000



1



1



2



C



Semi Detached Bungalow



2 Bedrooms



Over 55's Development



Driveway Parking



Town Centre Location



Private Rear Garden



EPC Rating - C



Council Tax Band - D



## Welcome

Nestled within the highly regarded Sir Alan Smith Gardens development, this attractive two-bedroom semi-detached bungalow offers comfortable, low-maintenance living in a peaceful setting designed exclusively for the over 55's. Enjoying an enviable position backing onto mature woodland, the property combines privacy, tranquillity and convenience, all within easy reach of Kinross town centre and its excellent local amenities.

The accommodation is thoughtfully laid out over one level, making it an ideal choice for those seeking easily managed living without compromising on space. The welcoming entrance hallway leads through to a bright and spacious lounge, providing an ideal space for relaxing or entertaining family and friends. The generously proportioned dining kitchen offers excellent space for cooking and dining, creating a sociable hub at the heart of the home. There are two good-sized bedrooms, including a spacious principal bedroom with a walk-in wardrobe providing excellent storage. A modern shower room, finished to a contemporary standard, completes the accommodation. Externally, the property benefits from a private rear garden featuring raised planters and established planting, creating a delightful outdoor retreat. Backing directly onto a mature woodland area, the garden enjoys a peaceful and private setting with an attractive natural outlook. To the front, there is a private driveway providing convenient off-street parking.

Residents of Sir Alan Smith Gardens also enjoy access to a communal clubhouse, offering an excellent social hub within the development. In addition, guest bedroom accommodation is available for visiting family and friends, providing a practical and convenient solution when visitors come to stay.





## 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.





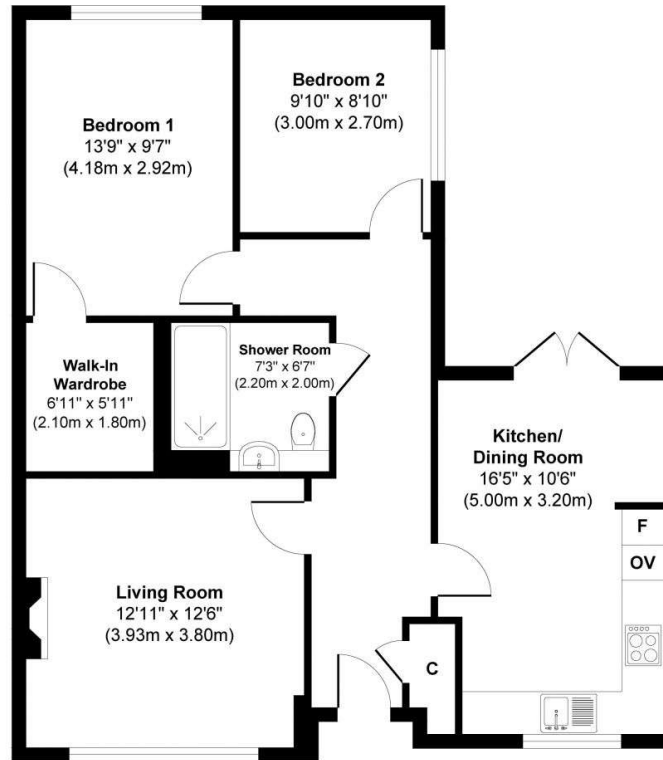
## Viewings & Extras

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

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.



**Approximate Floor Area**  
**799 sq. ft**  
**(74.22 sq. m)**



**Approx. Gross Internal Floor Area 799 sq. ft / 74.22 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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