



Morgans

PROPERTY

23 Drumeuther Way, Kinross, KY13 8RH

Offers Over £295,000



4



2



1



B



Detached Family Home



4 Bedrooms



Popular Residential Location



En Suite, Family Bathroom & w.c



Bright and spacious Lounge



Enclosed Rear Garden



EPC Rating - B



Council Tax Band - E





Welcome

Situated within a popular and family-friendly residential development in Kinross, this attractive detached villa offers spacious and flexible accommodation, ideal for modern family living. Benefitting from a monoblock driveway, integral garage, and an enclosed rear garden, the property is presented in move-in condition throughout.

The accommodation comprises a welcoming entrance hallway leading to a bright and generously proportioned lounge, providing an excellent space for relaxation and entertaining. To the rear, the modern dining kitchen enjoys views over the garden and offers ample space for family dining, with patio doors providing direct access to the outdoor seating area. A useful utility room and ground floor w.c complete the ground floor accommodation.

On the first floor, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. There are three further well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or home working, together with a contemporary family bathroom.

Externally, the property enjoys a generous monoblock driveway providing off-street parking for multiple vehicles and access to the integral garage. The fully enclosed rear garden has been thoughtfully landscaped to create an attractive and private outdoor space, featuring a paved patio, lawn area, and timber garden shed, making it ideal for families and outdoor entertaining.





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.





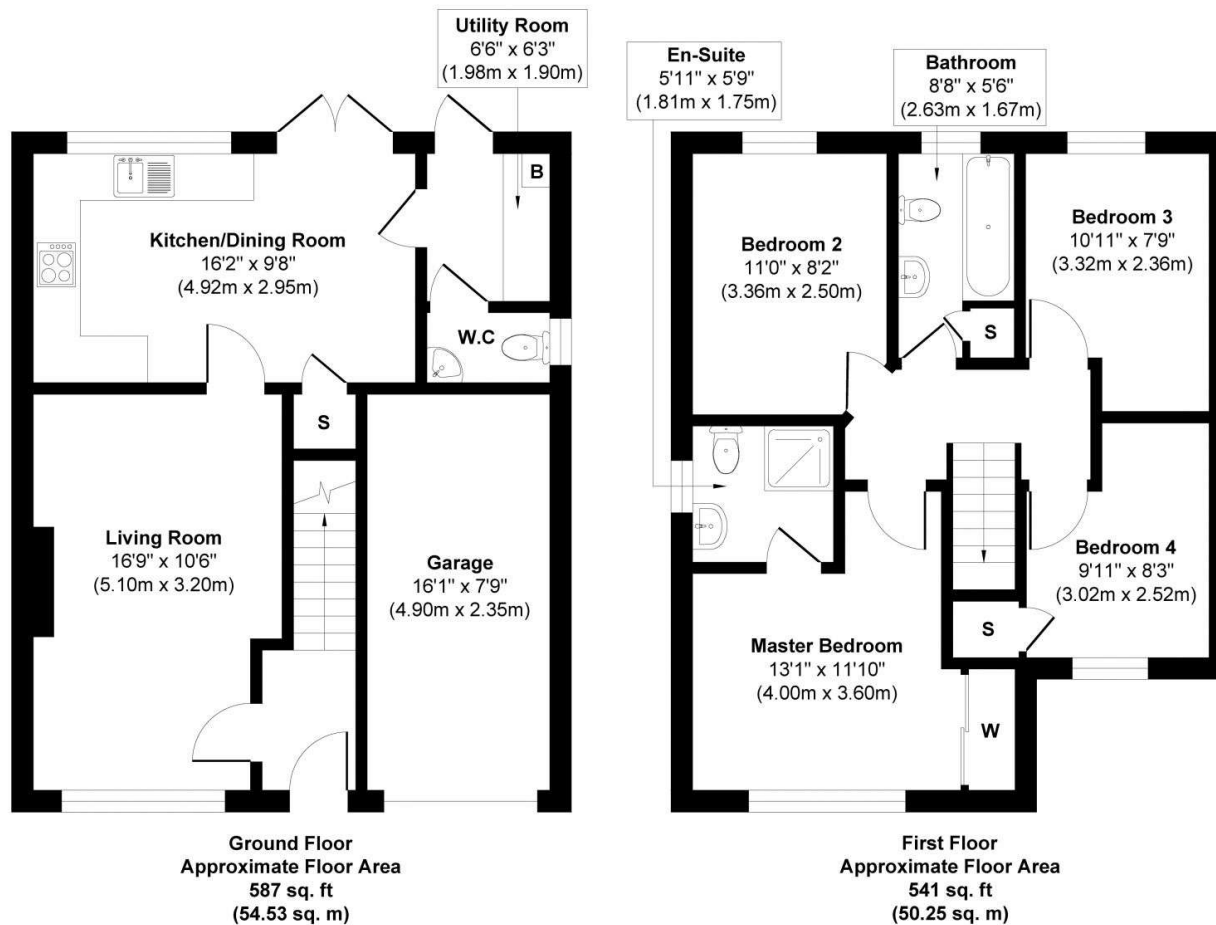
Viewings & Extras

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.



9^A MEDIA

Approx. Gross Internal Floor Area 1128 sq. ft / 104.78 sq. m (Inc. Garage)

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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