



Morgans

PROPERTY

Holmwood, St Ronans Drive, Kinross, KY13 8AF

Offers over £340,000



2



1



3



D



Detached bungalow



Generous wrap-around mature garden grounds



Sought-after location



EPC Rating - D



Two double bedrooms



Large driveway, detached single garage, store and greenhouse



Spacious lounge, dining room and conservatory



Council Tax Band - E



## Welcome

Nestled within one of Kinross's most prestigious residential addresses, this detached bungalow occupies a substantial plot on the highly desirable St Ronans Drive. Offering an exceptional opportunity for purchasers seeking a property to modernise and personalise, the home enjoys extensive mature wrap-around gardens, generous driveway parking and detached garage, creating an appealing prospect for those looking to renovate and create a home tailored to their own tastes and requirements

Internally, the property offers well-proportioned accommodation throughout, extending to approximately 1,170 sq ft. A welcoming entrance hall provides access to all principal rooms, including an impressive dual-aspect living room which enjoys excellent natural light and provides ample space for both seating and entertaining. The adjoining dining room opens through to a pleasant conservatory/sunroom overlooking the garden, creating an ideal spot to relax and enjoy the surrounding grounds throughout the seasons.

The kitchen is positioned to the front of the property with direct access to the garden and offers scope for reconfiguration to suit modern lifestyles. There are two generous double bedrooms, both benefiting from built-in storage, together with a wet room and additional storage cupboards. While the interior would benefit from a degree of upgrading and cosmetic improvement, the accommodation offers excellent proportions and flexibility, presenting a wonderful opportunity for purchasers to modernise and create a home tailored to their own individual tastes and requirements.

A particular feature of the property is the impressive garden grounds which wrap around the bungalow, offering a high degree of privacy and incorporating mature trees, shrubs, established planting and expansive lawned areas. The sizeable plot provides ample outdoor space for gardening enthusiasts or those wishing to extend the existing accommodation, subject to obtaining the relevant permissions. Accessed through a gated entrance, a generous driveway provides extensive off-street parking and leads to a detached single garage with adjoining store and greenhouse.

Properties in this location rarely come to the market, and the combination of a prestigious Kinross address, substantial mature plot and excellent potential makes this an exciting opportunity for a wide range of buyers.





## 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

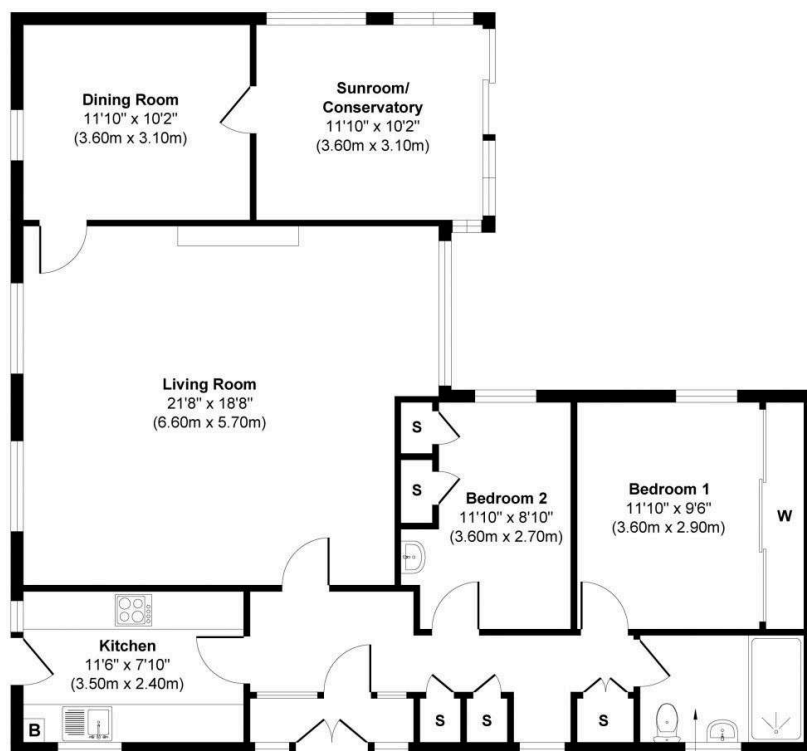
All viewings are strictly by appointment through Morgans.

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

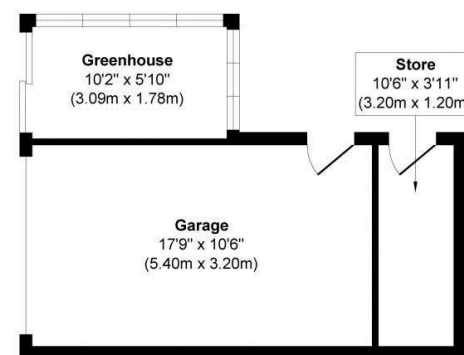
This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require to accept the position as it exists.

## 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**  
1170 sq. ft  
(108.72 sq. m)



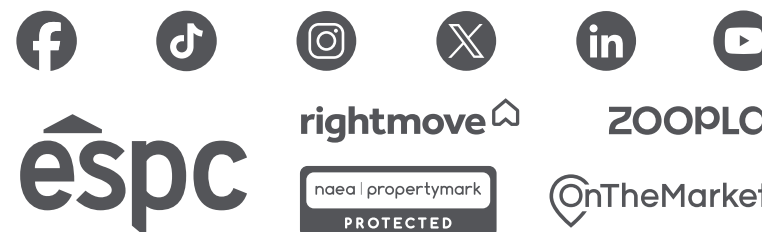
**Garage**  
**Approximate Floor Area**  
293 sq. ft  
(27.25 sq. m)

**Approx. Gross Internal Floor Area 1463 sq. ft / 135.97 sq. m (Including 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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