

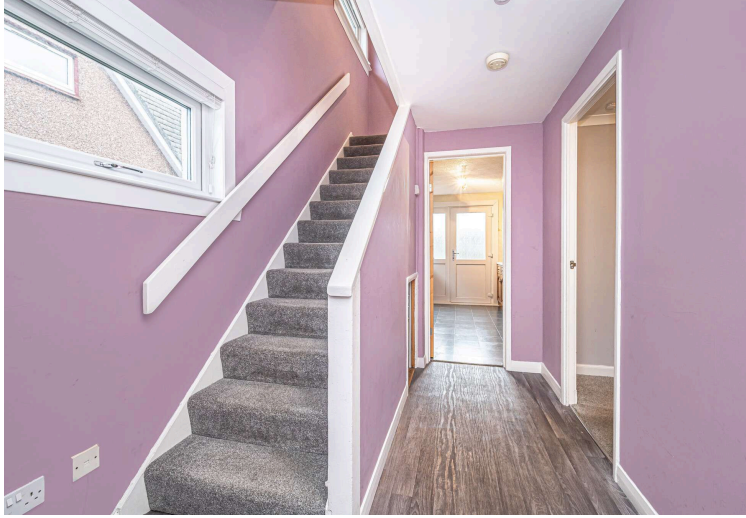
Morgans PROPERTY

59 springfield Park, Kinross, KY13 8QT

Offers Over £295,000

5 2 1 C







Extended Detached Villa

Generous Corner Plot

Lounge & Dining Room

EPC Rating - C

Fitted Kitchen

5 Bedrooms (two ground floor)

2 Bathrooms

Council Tax Band - E











Welcome

Situated within a popular residential area of Kinross, 59 Springfield Park is a substantial detached villa offering flexible and versatile family accommodation across two levels. Extended to provide additional ground floor living space, the property now boasts five bedrooms and enjoys a generous corner plot with open grassland directly to the rear, creating a wonderful sense of space and privacy.

This spacious home offers excellent potential for modernisation and further enhancement, providing an exciting opportunity for purchasers to create a superb family residence tailored to their own tastes and requirements.

The accommodation comprises a welcoming entrance hall, bright and spacious lounge, fitted kitchen, and separate dining room with doors opening to the rear garden. The extension provides two generously sized ground floor bedrooms together with a convenient shower room, making the property particularly well suited to multi-generational living, those requiring ground floor accommodation, or larger families.
On the upper level there are three further bedrooms, all benefiting from built-in storage, together with a family bathroom.

Externally, the property occupies a sizeable corner plot with garden grounds to both the front and rear. The enclosed rear garden backs onto attractive open grassland, providing a pleasant outlook and a feeling of openness rarely found within residential developments. A driveway running the full depth of the property offers ample off-street parking, while a substantial garage/outbuilding presents excellent storage, workshop, hobby space or potential for a variety of alternative uses, subject to the necessary consents.







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

Extras include all fitted floor coverings, light fittings and integrated appliances.

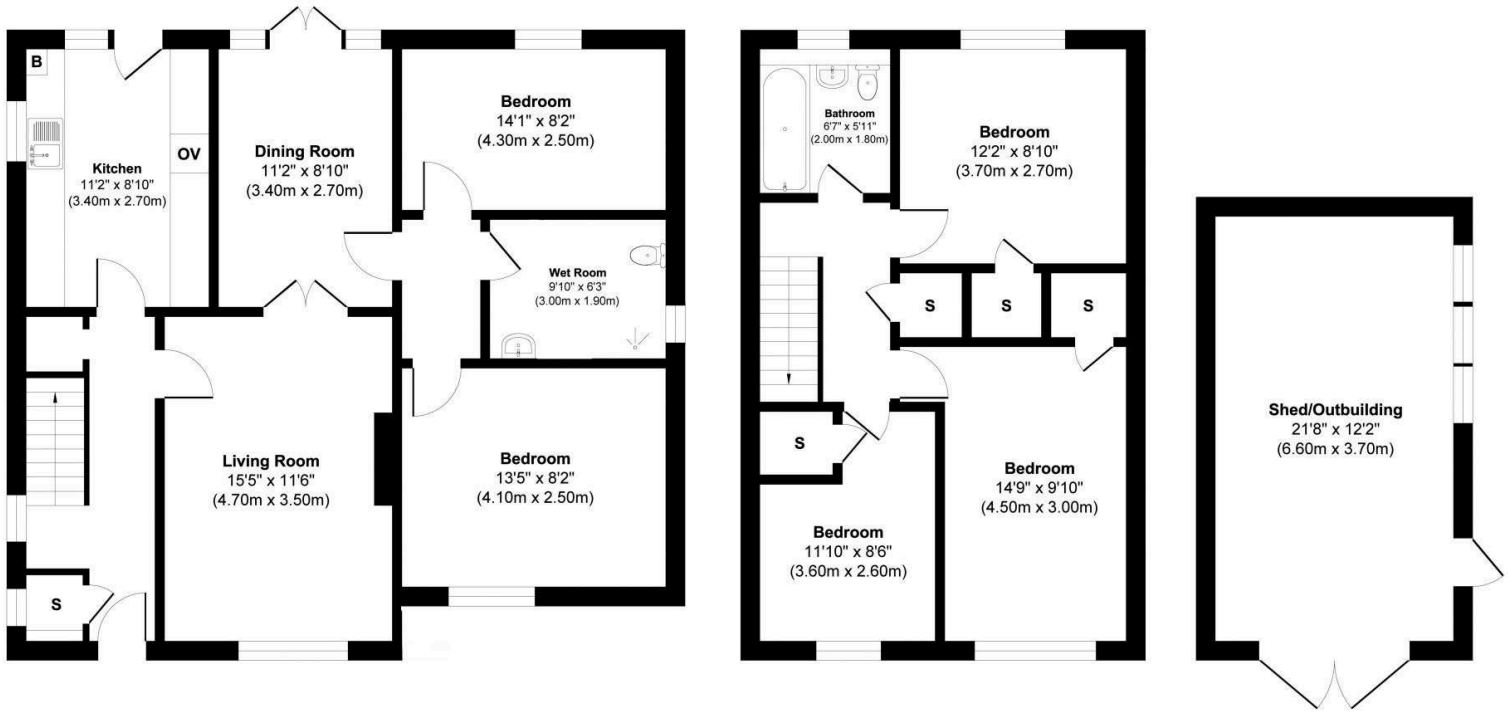
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Morgans Property Package

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.







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Approx. Gross Internal Floor Area 1810 sq. ft / 168.21 sq. m (Including Outbuilding)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

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