

7 Drumeuther Way, Kinross



Law Location Life

7 | Drumeuther Way | Kinross

An Outstanding Semi Detached Villa which boasts a beautifully presented interior, enhanced by the addition of a recent garage conversion. Located in a sought after residential area, the property was built by Persimmon Homes and is conveniently situated close to all local amenities, schools and commuter links.

The accommodation comprises; Reception Hallway, Sitting/Dining Room, Family Room/Bedroom 4 with Utility Area, Kitchen, W.C/Cloakroom, 3 Double Bedrooms (Master En Suite) & Family Bathroom.

The property further benefits from enclosed rear garden and mono block driveway.

Viewings are highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into a bright and welcoming reception hallway. There are doors to the sitting/dining room, family room/bedroom 4, w.c/cloakroom and staircase to the upper level.

Sitting/Dining Room

This spacious reception room has an under stair storage cupboard, window to the rear and door into the dining kitchen.

Dining Kitchen

A contemporary kitchen with storage units at base and wall levels, worktops, stainless steel sink and drainer, fitted oven and gas hob with extractor fan. There are spaces and plumbing for appliances, breakfast bar with seating for 4 and a window to the rear. Additionally a door with glass insert, provides access into the garden.

W.C/Cloakroom

The w.c/cloakroom comprises; w.c, pedestal wash hand basin and window to the front.

Family Room/Bedroom 4 with Utility Area

The recently converted garage provides an additional reception room. This could be used as a fourth bedroom if required. There is fitted storage with sliding doors and small utility area with worktops, storage units and space for washing machine and tumble dryer.

Upper Level

The landing provides access to the 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

A double room with fitted wardrobe, storage cupboard, window to the front and door to the en suite shower room.

En Suite Shower Room

The modern en suite shower room comprises; w.c, pedestal wash hand basin and shower cubicle. There is a window to the front.

Bedroom 2

A double bedroom with window to the rear and fitted open wardrobe with storage shelving.

Bedroom 3

The third double bedroom with a window to the rear.

Family Bathroom

The family bathroom comprises; w.c, pedestal wash hand basin and bath.

Gardens

The South East facing rear garden is fully enclosed and predominantly laid to lawn. There is a patio, perfect for outdoor entertaining and timber shed.

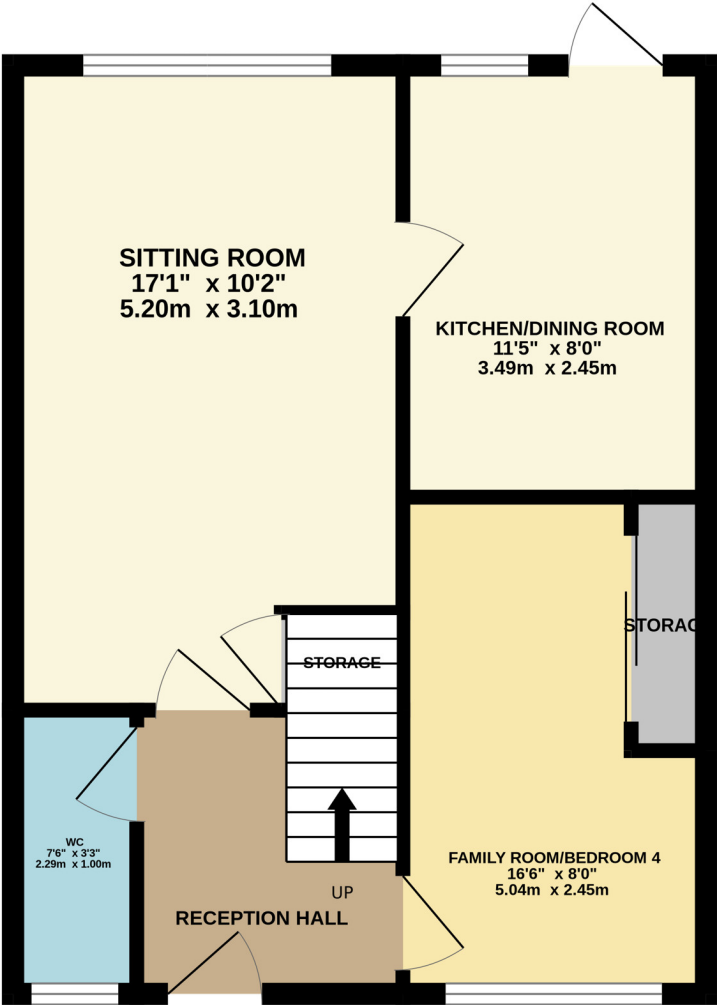
Driveway

To the front of the property is a mono block driveway with parking for two cars.

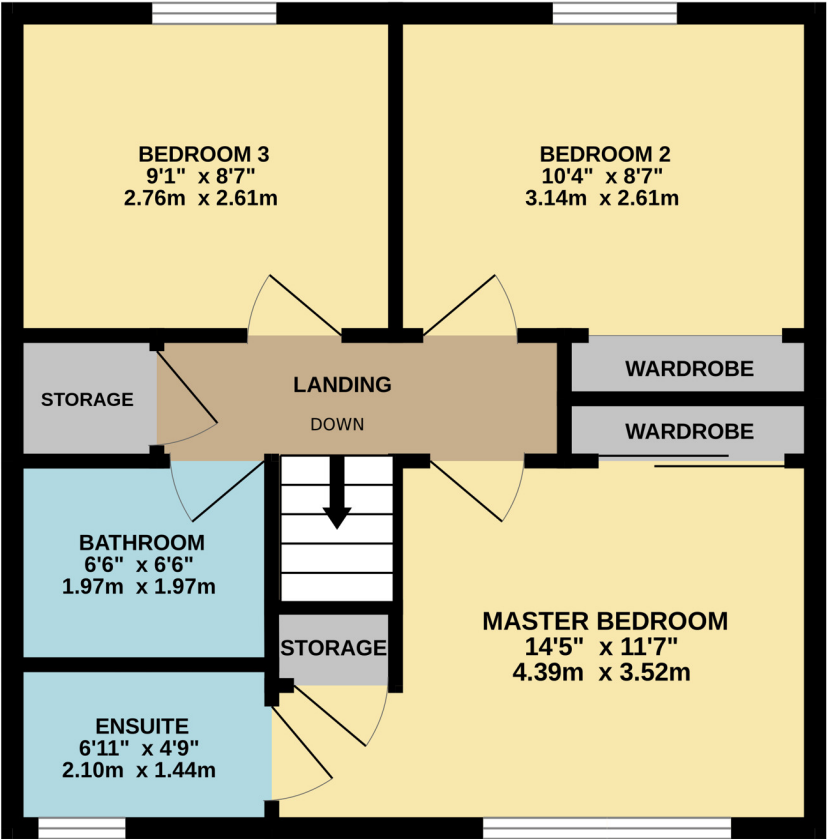
Heating

The property has gas central heating.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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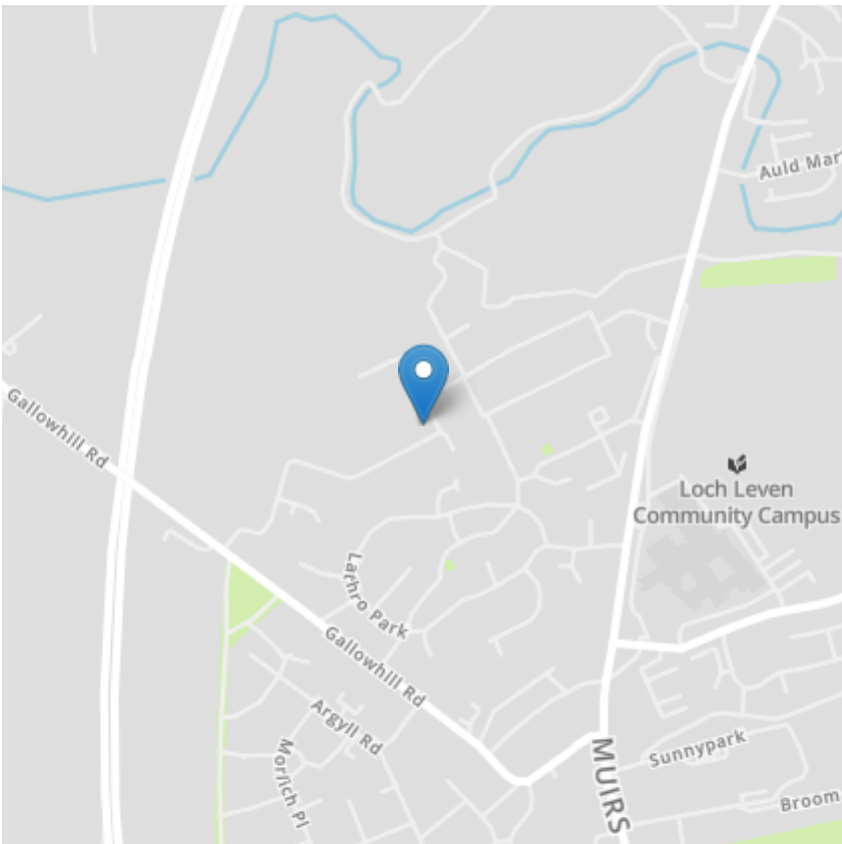
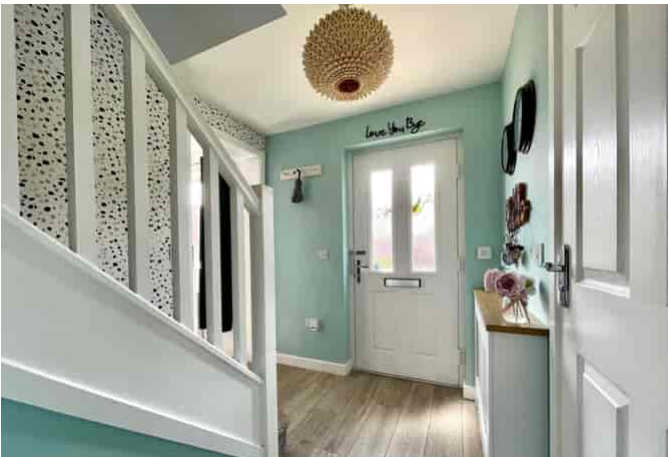




DRUMEUTHER WAY, KINROSS

- A BETTER PLACE TO LIVE

The highly sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

