

1 Drumeuther Way, Kinross



Andersons

Law Location Life

1 | Drumeuther Way | Kinross

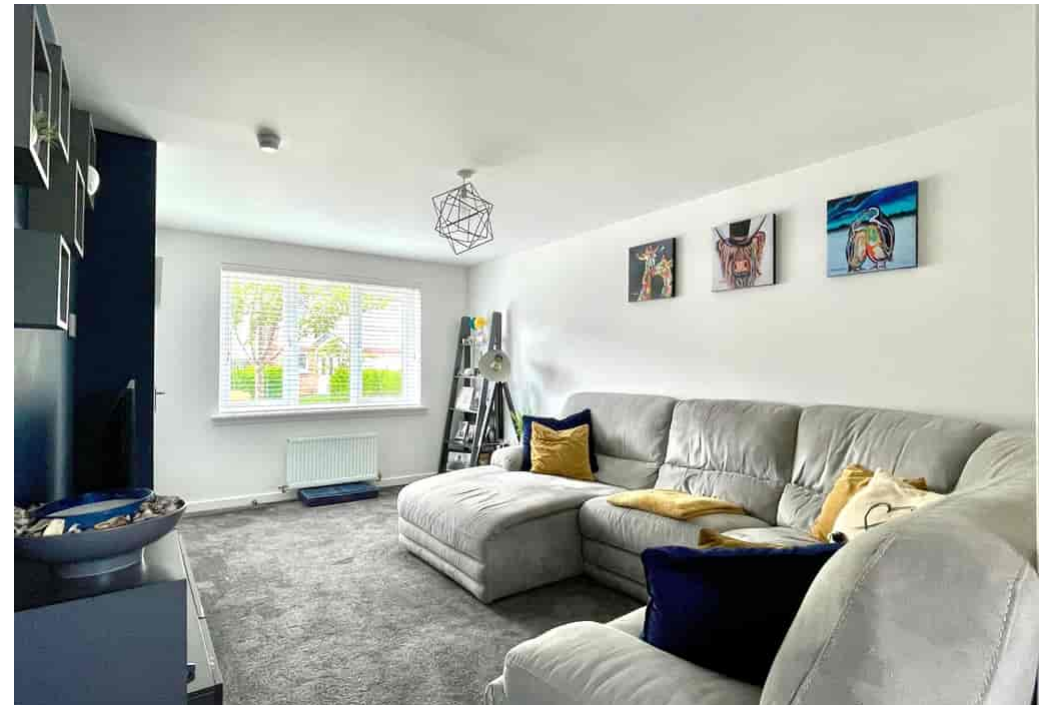
Offered in pristine condition, this superb Detached Villa is situated on a good sized end plot and is centrally located for schools and all local amenities in Kinross.

Built by Persimmon Homes in 2019 'The Leith' is a spacious family home and comprises; Reception Hallway, Sitting Room, Dining Kitchen, Utility Room, W.C Room, 4 Bedrooms (Master En Suite) and Family Bathroom.

Externally the property further benefits from a fully enclosed rear garden, integral garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is a door to the sitting room and staircase to the upper level.

Sitting Room

A bright and spacious reception room with window to the front and door to the rear into the dining kitchen.

Dining Kitchen

An impressive large dining kitchen with contemporary storage units at base and wall levels, stainless steel 1 1/2 bowl sink and drainer, splash back tiling and worktops. Fitted appliances include dishwasher, oven, induction hob, extractor fan and fridge freezer. There is a window to the rear, French doors into the garden and doors to under stair storage cupboard and utility room.

Utility Room

The utility room has space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer, worktop and storage cupboards. There is a door to the rear and door into the w.c room.

W.C Room

The w.c room comprises; pedestal wash hand basin and w.c. There is a window to the side.

Upper Level

The upper level landing has access to 4 bedrooms, family bathroom and hatch to the attic space.

Master Bedroom

A master bedroom with fitted wardrobe with sliding mirrored doors, window to the front and door to the en suite shower room.

En Suite Shower Room

The en suite shower room comprises; shower, pedestal wash hand basin, w.c and chrome towel radiator. There is a window to the side.

Bedroom 2

A double bedroom with window to the rear.

Bedroom 3

A double bedroom with window to the rear.

Bedroom 4

A double bedroom with window to the front and fitted storage cupboard.

Family Bathroom

The family bathroom comprises; bath with shower over, pedestal wash hand basin, w.c and chrome towel radiator. There is a window to the rear and fitted storage cupboard.

Garden

The property has gardens to the front and rear. The rear garden is fully enclosed and is mainly laid to lawn with a large sun deck and raised planters. The front garden has a small area of lawn, privacy hedging, mature tree and plants borders.

Garage & Driveway

The integral single garage has power, light and up and over door. There is a mono block driveway to the front which can accommodate 2 vehicles.

Electric Vehicle Charging Point

There is an electric vehicle charging point to the side.

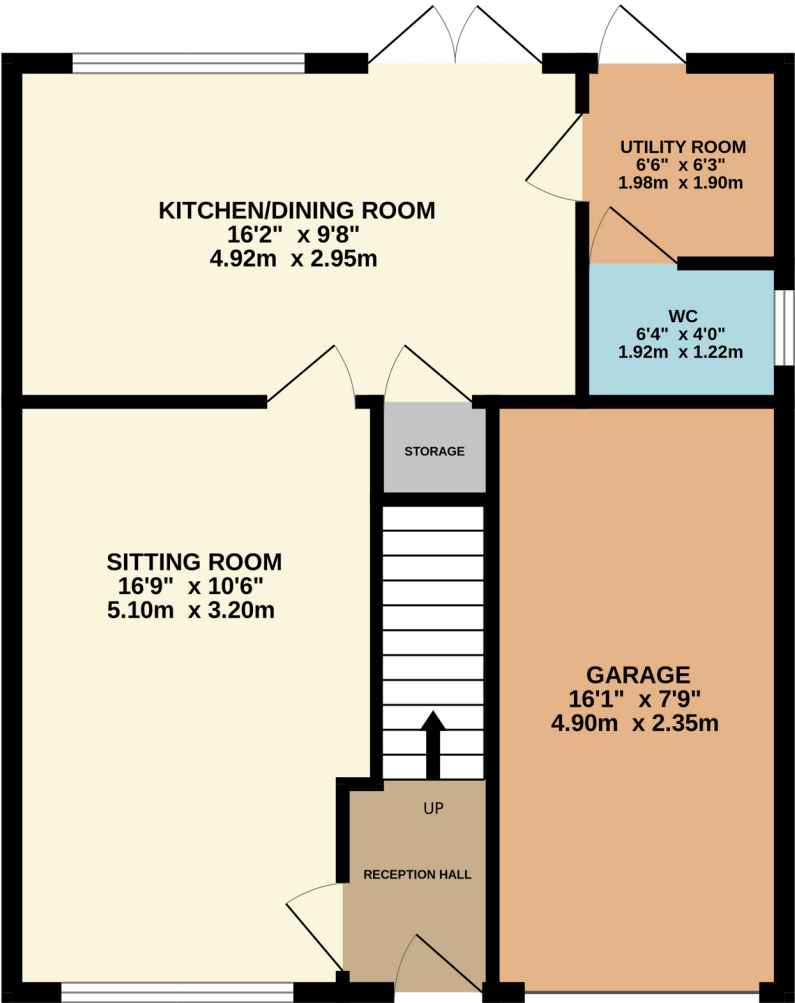
Heating

Gas central heating.

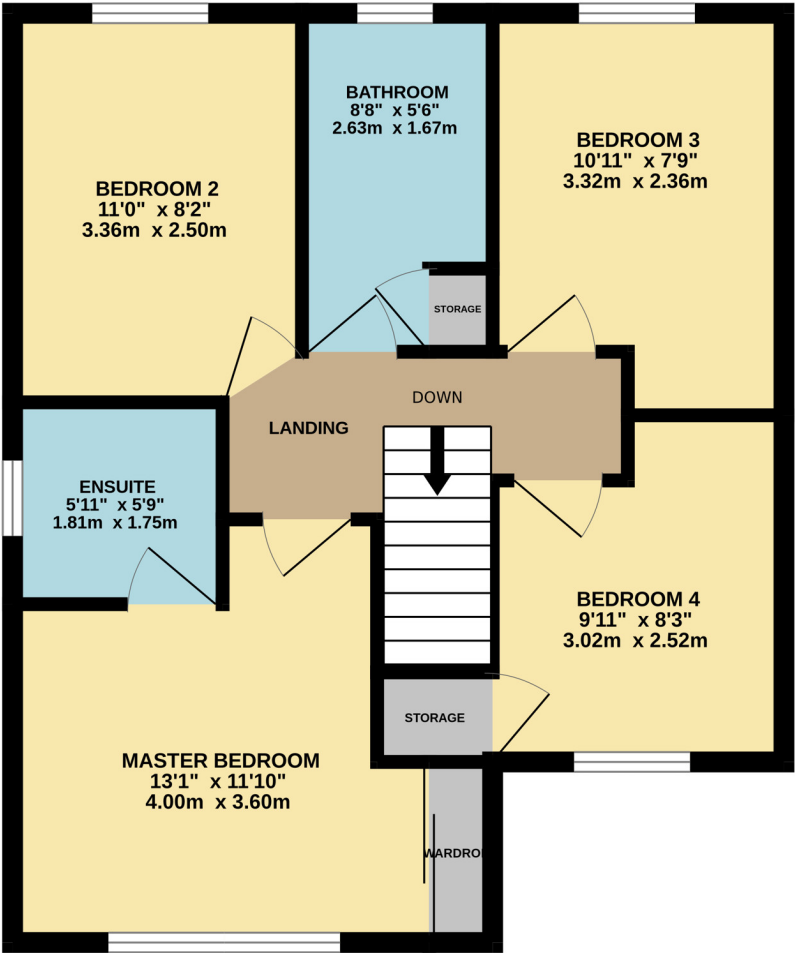
Alarm

The property benefits from an ADT alarm system.

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.
Made with Metropix ©2025

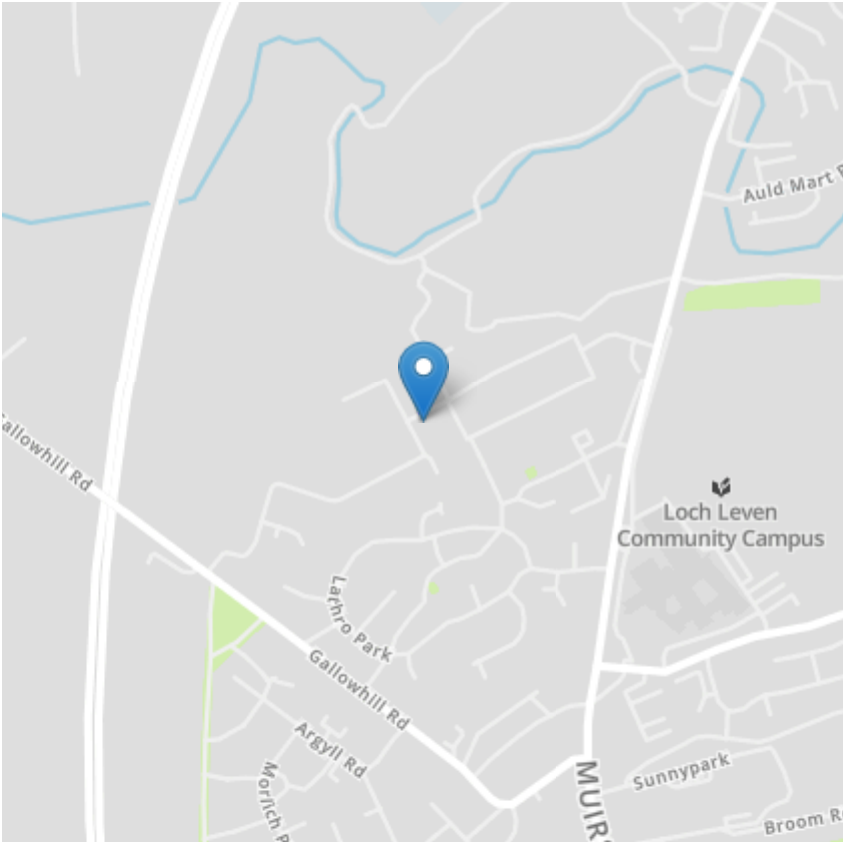




DRUMEUTHER WAY, KINROSS

- 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.



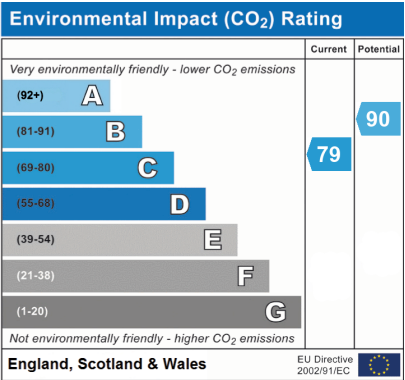
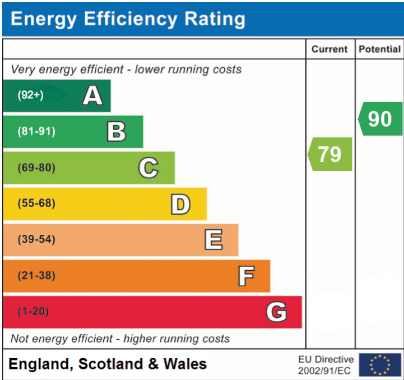
Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners
John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

