

## Well-presented Detached house

*Tucked in a cul-de-sac within an established development in Kinross, this generous, well-presented detached house boasts four bedrooms, two reception areas, a breakfasting kitchen, and two shower rooms (plus a WC), as well as an architect-designed detached one-bedroom annexe, front and rear gardens, and a private driveway.*

Approached via a pathway through a neatly kept garden, the front door opens into a welcoming hallway with a WC and space for coat and shoe storage. Straight ahead, you step into a living room, where timeless, sage-green décor is framed by elegant coving and a handsome wooden parquet flooring, and quartet of windows captures natural light and frames garden views. Plenty of room is provided for a choice of furniture layouts, all arranged around a rustic fireplace with a warming log-burning stove.

# Attractive breakfasting kitchen

Double doors from here lead into an airy kitchen, which comes well-appointed with a wide range of attractive grey cabinets, spacious wood worktops, and eye-catching splashback tiling. A Range-style gas cooker is included and accompanied by an extractor hood, whilst additional integrated appliances comprise a fridge, a freezer, a dishwasher, and a microwave. A breakfast bar creates an ideal space for morning coffee, busy weekday breakfasts, and socialising while cooking, whilst an openly adjoining covered conservatory (with garden access) would be ideal as a dining room, with ample space for furniture. The kitchen is supplemented by a utility room, providing a discrete separate space for laundry appliances, with a washing machine and dryer included.

## Features

- Detached house in Kinross
- Well-presented interiors
- Welcoming entrance hall with WC
- Generous living room
- Attractive breakfasting kitchen
- Versatile conservatory with covered roof
- Four good-sized bedrooms
- One en-suite shower room and WC
- Separate family shower room and WC
- Spacious gardens
- Private driveway
- Gas central heating and double glazing
- EPC Rating - C











## Four good-sized bedrooms

*On the first floor, a landing (with storage) leads to four bedrooms and a family shower room. The bedrooms are all elegantly presented with their unique, modern décor and comfortable fitted carpets, and the three largest further benefit from built-in wardrobes.*

The principal has the added luxury of an en-suite shower room, complete with a shower enclosure, a pedestal basin, a WC, and vanity storage. Two of the bedrooms are currently being utilised as a music room and a home office, showcasing versatility and options for use. Finally, the family shower room comprises a large walk-in shower enclosure and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency.

## Detached garage converted into an annexe

*The home's detached garage has been converted into an original architect-designed annexe with an open-plan kitchen and living area, a double bedroom, and a shower room/WC, offering potential for use by family or guests, as a short-term Airbnb style holiday let, or indeed as a business or home office. The annexe also has its own private decked terrace.*

Externally, the house is accompanied by spacious gardens to the side and rear featuring a generous lawn, a raised, decked dining terrace, a patio, and a shed for external storage. Off-street parking is provided by a private driveway.

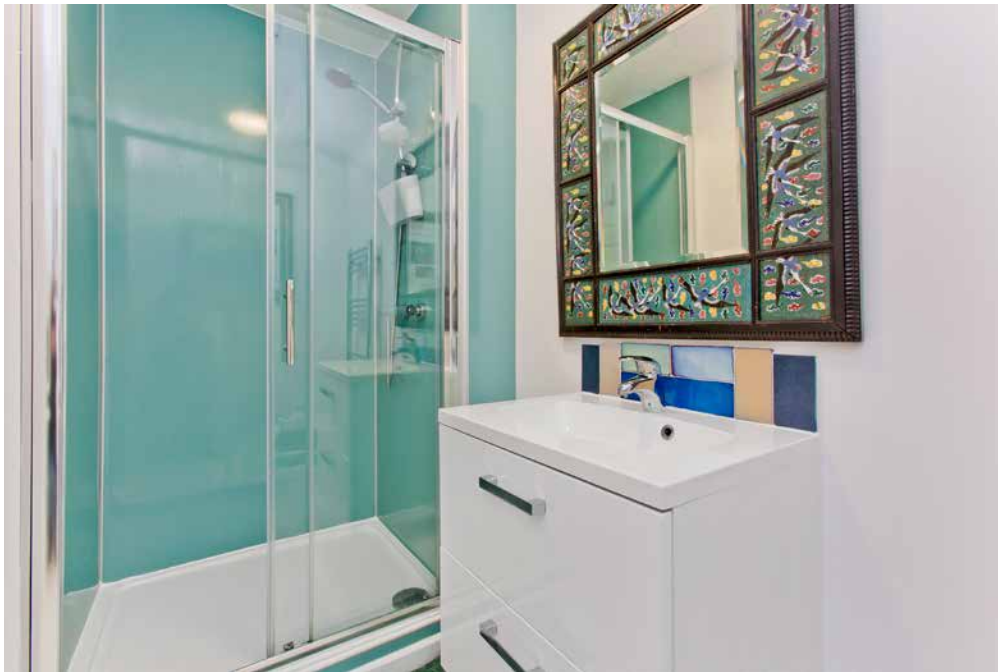
Extras: all fitted floor and window coverings, light fittings, and integrated and freestanding kitchen appliances will be included in the sale.

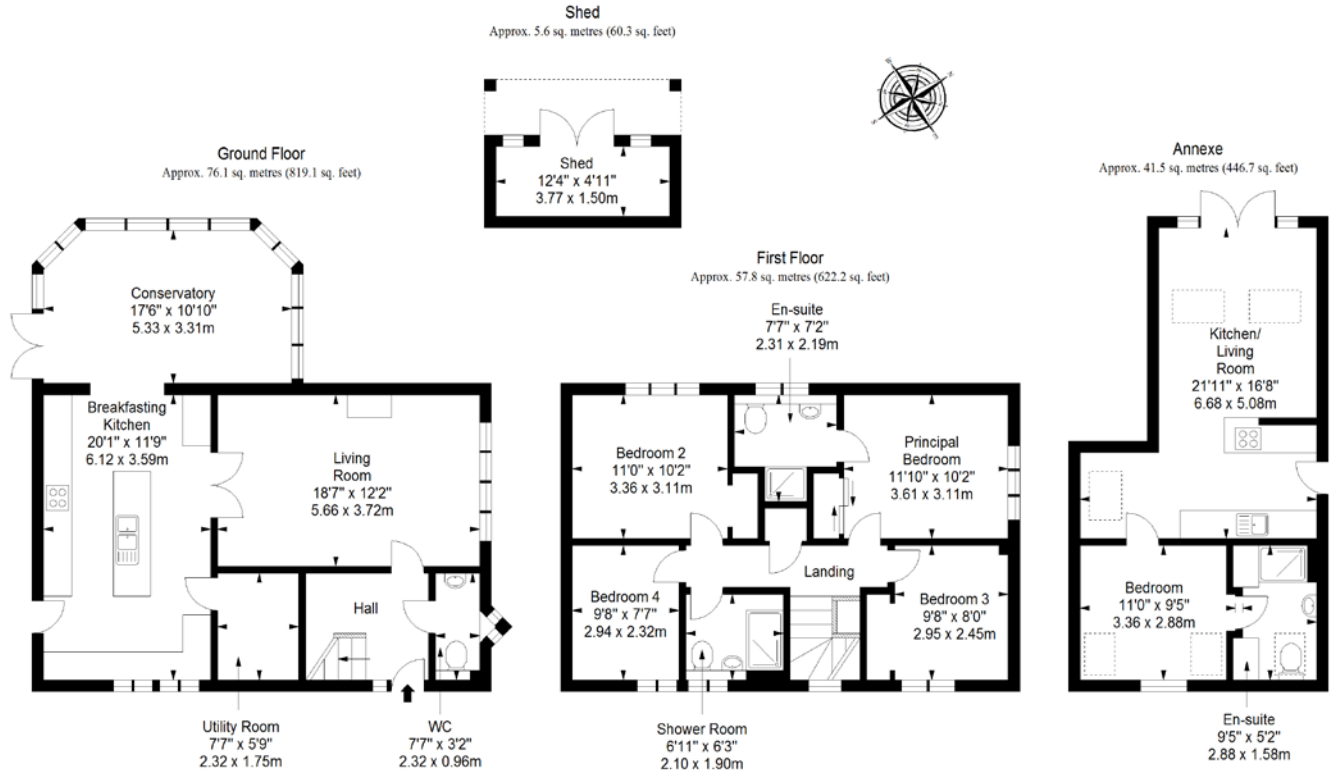
### Annexe features:

- Original architect-designed
- Open-plan kitchen/living/dining room
- Double bedroom
- En-suite shower room and WC
- Private decked terrace









Total area: approx. 181.0 sq. metres (1948.3 sq. feet)

# Kinross

Nestled on the shores of scenic Loch Leven, in the heart of the picturesque Kinross-shire countryside, the historic, former market town of Kinross offers a tranquil, semi-rural setting within easy reach of excellent local amenities and first-class transport links. Steeped in history and surrounded by natural beauty, the highly sought-after town regularly appears as one of the top ten best places to live in Scotland. Catering for everyday requirements, Kinross offers unique farm shops, supermarkets, beauty salons, artisan food shops and health care facilities, and boasts a number of cafes, hotels and good restaurants. For a more extensive range of specialist and edge-of-town retailers, eclectic dining and varied recreational facilities, the nearby towns of Perth, Dunfermline, and Auchterarder are a short drive away. For those who enjoy an active lifestyle, the Loch Leven Community Campus houses a dance studio, an indoor climbing wall and a gym, whilst a swimming pool and squash courts are found at the Loch Leven Leisure Centre. There are two golf courses and a curling club locally, as well as tennis courts. Outdoor enthusiasts are spoiled for choice as Loch Leven is famous for its varied birdlife and excellent trout fishing, and the beautiful countryside provides wonderful walking, cycling, riding and golfing opportunities. The recently completed 21 km Loch Leven Trail is perfect for both cycling and walking and takes in the RSPB bird sanctuary on route. Both primary and secondary schooling are available in the town, with Kinross High School widely recognised as one of the best comprehensive schools in the country. Private school options within a fifteen-mile radius are Kilgraston, Strathallan, and Dollar Academy. Kinross benefits from excellent commuter links with Park and Ride facilities and swift access (within an hour) to many of Scotland's major cities via the M90 motorway. A short drive away, Edinburgh, Glasgow, and Dundee airports provide regular flights to both UK and global destinations.

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