



75 Drumeuther Way, Kinross, KY13 8RH

Light and Beautifully Presented, Three-Bedroom, Southerly Facing Semi-Detached Family Home

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Property Description

Light and beautifully presented, three-bedroom, southerly facing semi-detached family home with gardens and a driveway. Located in a modern and growing family-oriented development on the outskirts of the desirable town of Kinross, Fife.

Comprises an entrance hall, living room, dining/kitchen, utility room, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a stylish integrated kitchen, continuous LVT flooring, modern bathroom suites, and tasteful decor throughout. In addition, there is gas central heating, an EV charger, solar panels, double glazing, and good storage.

Externally, there is a lawn and driveway to the front, whilst a large and enclosed rear garden includes a patio, lawn and a store shed.

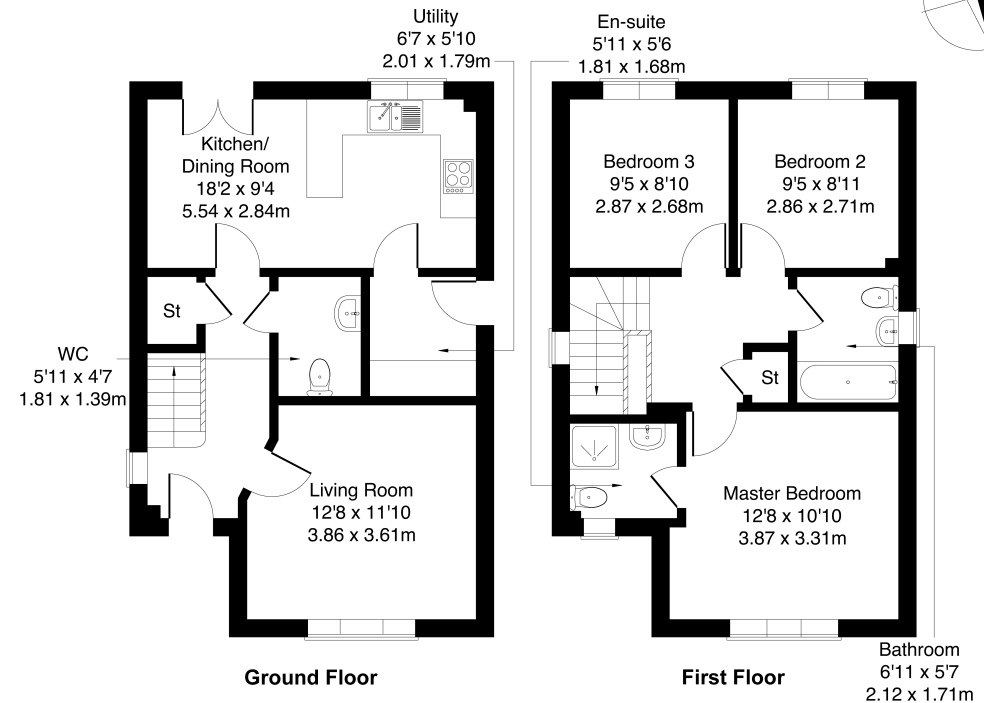
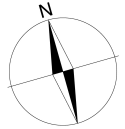
A welcoming entrance hall provides access to all ground-floor rooms and is finished with continuous LVT flooring, creating a smart and practical first impression. A useful storage cupboard and a conveniently placed downstairs WC add further practicality to the layout. The living room is generously sized and filled with natural light from a large front-facing window. With a central light fitting, soft neutral décor and a versatile layout, it offers plenty of space for comfortable seating as well as additional furnishings, making it ideal for both family gatherings and quiet evenings at home. The modern fitted kitchen and dining area combines style with functionality, featuring wood-effect worktops, a sink with drainer, a breakfast bar and French patio doors opening directly to the rear garden. This bright and sociable space is complemented by access to a convenient utility room. Integrated appliances include a fridge/freezer, dishwasher, washing machine, oven and a gas hob with canopy above.

Upstairs, the master bedroom is a well-proportioned double with carpeted flooring, an en-suite shower room and room for wardrobes or fitted storage. Two further carpeted bedrooms are also located on this floor, both offering flexible space that could serve as comfortable doubles, children's rooms, a guest room or a home office. Completing the property, the family bathroom is fitted with a three-piece suite including a shower over the bath, wood-effect flooring, tiled splashback surrounds and a central light fitting.



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Approximate Gross Internal Area: (980 sq ft - 91 sq m.)

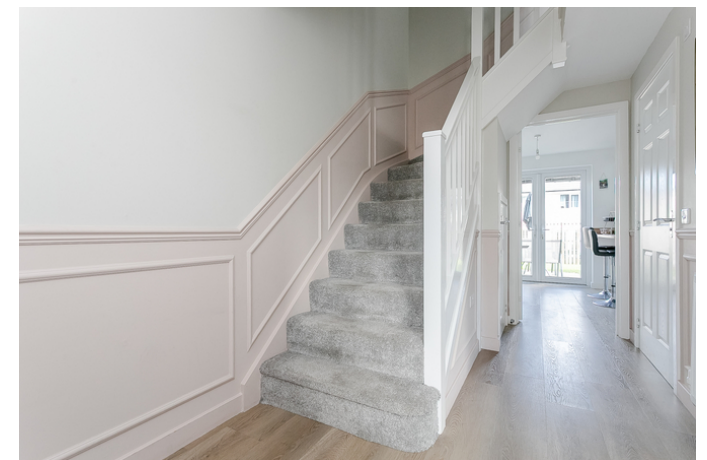


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Set within the historic county of Kinross-shire, the traditional town of Kinross boasts a charming setting surrounded by open countryside and the beautiful Loch Leven, Scotland's largest lowland loch. The area is perfect for those who enjoy the outdoors, with a wealth of recreational activities on the doorstep, including a scenic golf course, as well as numerous walking and cycling routes around the loch and beyond. Kinross offers a wide range of everyday amenities to meet residents' needs, including a Sainsbury's supermarket, banks, a post office, and a medical practice. For a greater choice of shopping, dining, and leisure facilities, Dunfermline is just a short journey away and provides a retail park, ASDA

superstore, leisure complex with an Odeon cinema, theatre, and a variety of sports venues. Families are well catered for with several local primary schools and the highly regarded Kinross High School providing excellent secondary education. For commuters, the town is ideally positioned beside the M90 motorway, giving direct road links to Edinburgh, Perth, and Dunfermline. In addition, regular bus services ensure strong public transport connections to neighbouring towns and cities.





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