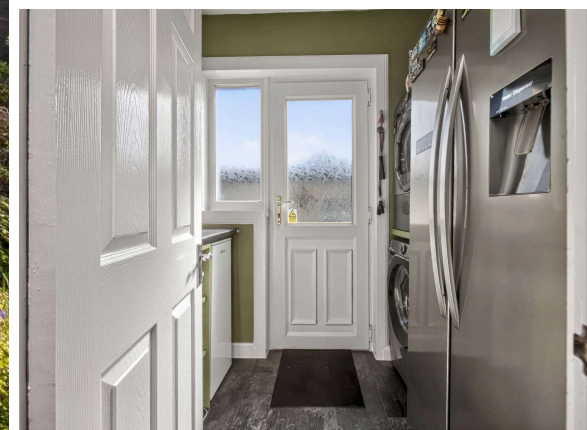
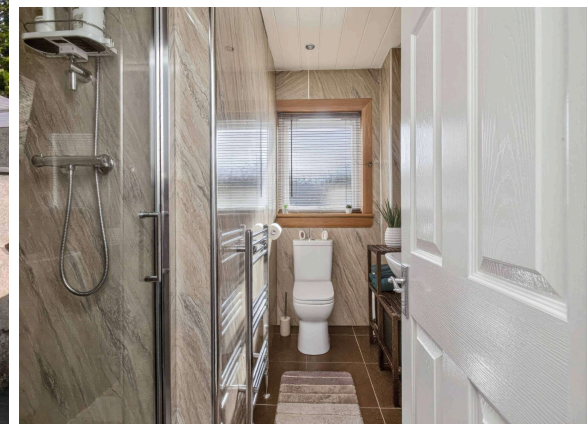




Morgans

PROPERTY

1 Bankfoot Park, Scotlandwell, KY13 9JP

Offers Around £325,000





Detached property



4 bedrooms



Gardens and large patio



Driveway & Garage with Workshop



Sought after location



Fantastic Views



EPC Rating - D



Council Tax Band - D



Welcome

Set within the highly desirable location of Scotlandwell, this attractive four-bedroom detached home offers generous accommodation, beautiful views, and excellent outdoor space, ideal for families and those seeking a peaceful village lifestyle.

The property welcomes you with a bright entrance hallway leading through to a spacious lounge with a feature fireplace adding warmth and character, creating a cosy focal point for everyday living. The patio doors fill the room with natural light and lead out to the front of the property.

The ground floor continues with a well-proportioned dining room and a superb kitchen designed with practicality in mind. Offering extensive storage, ample worktop space, and a useful breakfast bar, it provides a comfortable and social setting for casual dining or morning coffee. A separate utility room adds further convenience, alongside a handy shower room/cloakroom. Completing the lower level is a versatile fourth bedroom, ideal for guests, a home office, or multi-generational living.

Upstairs, the first floor offers three further bedrooms, each with its own charm and outlook, along with a modern family bathroom.

Externally, the property benefits from a private driveway leading to a large garage with additional workshop. The garden enjoys fantastic views, with a patio area perfect for outdoor dining, along with a useful outbuilding housing the hot tub which is included in the sale.

This is a wonderful opportunity to secure a spacious family home in one of the area's most sought-after settings combining comfort, practicality, and the tranquillity of village living.



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 by appointment through Morgans on 01577 863424.

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

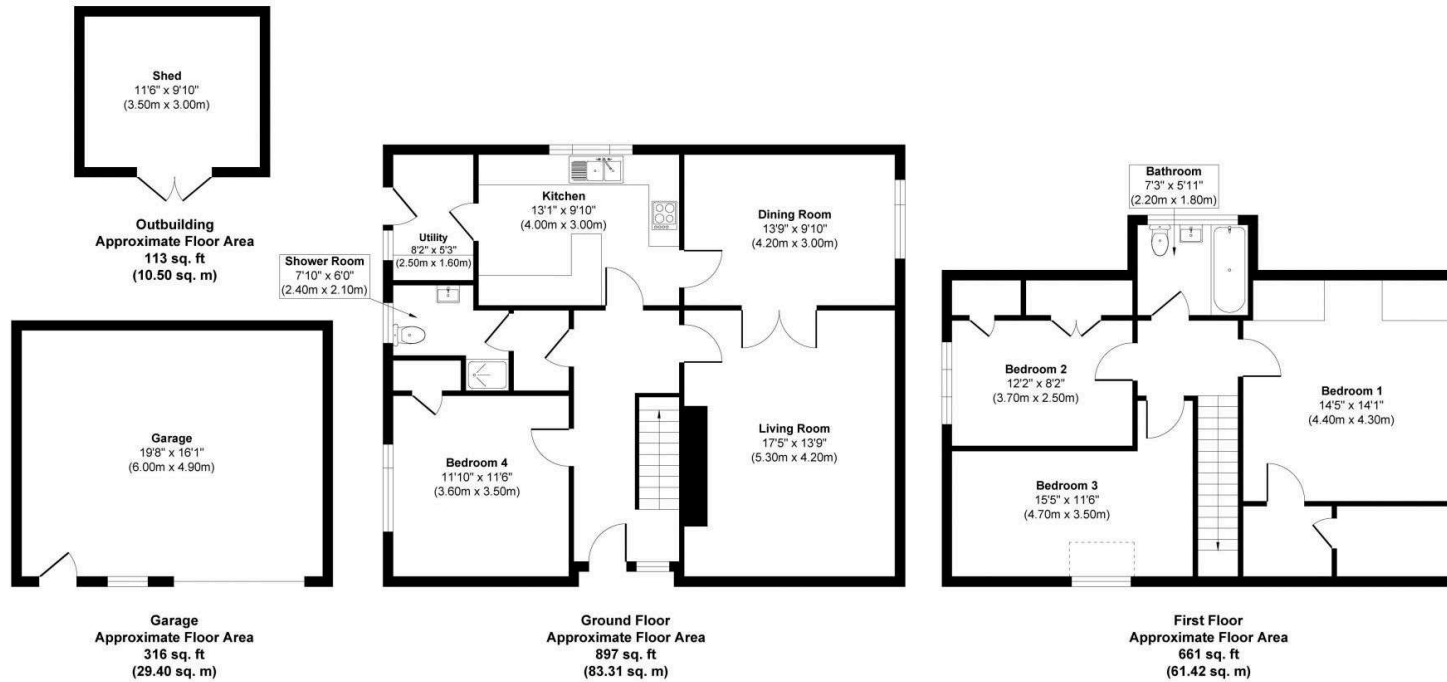
Various additional items such as dining table and chairs and American Fridge Freezer are available with the sale.

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.



Bankfoot Park, Scotlandwell, KY13 9JP



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PROPERTY

Approx. Gross Internal Floor Area 1987 sq. ft / 184.63 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.