

81 Lathro Park

KINROSS, PERTHSHIRE, KY13 8RU



*IMPRESSIVE AND GENEROUS 5
BEDROOM DETACHED FAMILY HOME*



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Nestled within a coveted residential enclave, this expansive five-bedroom detached residence epitomises the epitome of contemporary family living. The property boasts an impressive driveway, capable of accommodating approximately five vehicles, offering both convenience and ample parking space.

Upon entry, guests are welcomed into a luminous lounge area, effortlessly flowing into the dining room, creating an ideal space for entertaining or relaxed family gatherings.







The heart of the home, a modern kitchen and utility area, seamlessly integrates fitted appliances and a convenient breakfast bar, catering to both culinary enthusiasts and busy lifestyles alike.







A highlight of the home, the generously proportioned conservatory, bathed in natural light, extends behind the kitchen and dining area, offering an idyllic retreat for leisurely afternoons or alfresco dining, overlooking the verdant expanse of the sprawling garden.



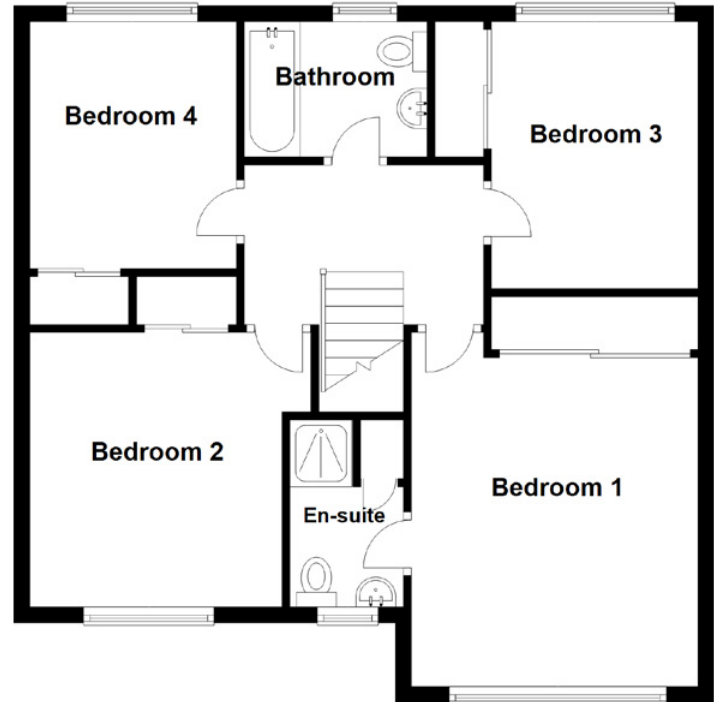
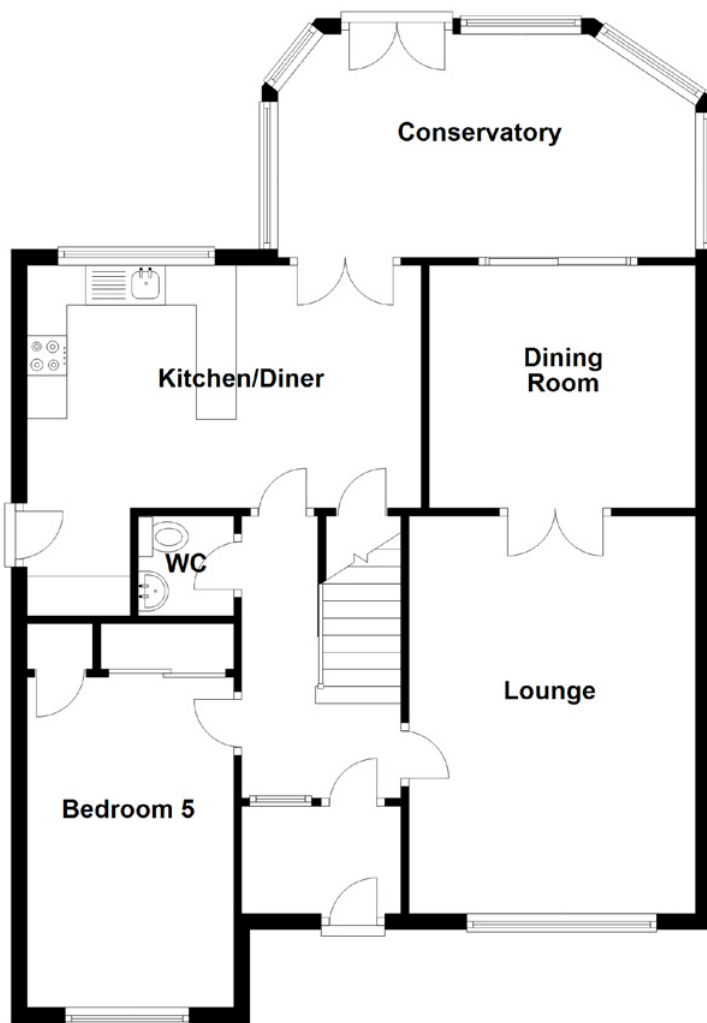
Continuing the journey upstairs, four generously sized bedrooms await, with the master suite featuring an array of storage solutions and a luxurious en-suite shower room, providing a private sanctuary for relaxation and rejuvenation. Completing the upper level, a well-appointed family bathroom ensures convenience for all occupants.











Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 3.60m (11'10")	Bedroom 4	3.10m (10'2") x 2.60m (8'6")
Dining Room	3.35m (11') x 3.05m (10')	Bedroom 5	4.45m (14'7") x 2.60m (8'6")
Kitchen/Diner	4.95m (16'3") x 4.40m (14'5")	Bathroom	2.30m (7'6") x 1.70m (5'7")
Conservatory	5.25m (17'3") x 2.95m (9'8")	En-suite	2.35m (7'8") x 1.43m (4'8")
Bedroom 1	4.45m (14'7") x 3.60m (11'10")	Gross internal floor area (m ²): 135m ²	
Bedroom 2	3.53m (11'7") x 3.45m (11'4")	EPC Rating: C	
Bedroom 3	3.35m (11') x 2.60m (8'6")		



Externally, the property boasts an expansive garden oasis, enveloped by lush lawns and adorned with vibrant shrubbery and floral borders, offering a picturesque backdrop for outdoor activities and tranquil moments of reprieve. Enhanced by outside lighting, a water supply, and convenient side access, the garden epitomises versatility and practicality, catering to the needs of a growing family.



Nestled within its own private sanctuary, the property enjoys a sense of seclusion, with views of the surrounding countryside, fostering a serene ambience and a connection to nature. A true haven for families seeking space, comfort, and modern convenience, this remarkable residence presents an unparalleled opportunity to embrace a lifestyle of leisure and luxury amidst a picturesque setting.





Kinross, nestled in the heart of Fife, Scotland, exudes charm and character against the backdrop of stunning natural landscapes and historical significance. Situated on the tranquil shores of Loch Leven, Kinross offers residents and visitors alike a unique blend of scenic beauty, rich heritage, and modern amenities.

Boasting a vibrant town center, Kinross is home to a diverse array of shops, boutiques, cafes, and restaurants, catering to every taste and preference. Whether indulging in a leisurely stroll along the bustling High Street or exploring the local markets and artisanal vendors, there's no shortage of opportunities for shopping and socializing.

For those with a passion for the outdoors, Kinross is a paradise waiting to be explored. The picturesque Loch Leven, with its serene waters and picturesque trails, provides the perfect backdrop for a variety of recreational activities, including fishing, sailing, and birdwatching. The Loch Leven Heritage Trail offers panoramic views of the surrounding countryside, while nearby nature reserves and parks offer opportunities for hiking, cycling, and wildlife spotting.

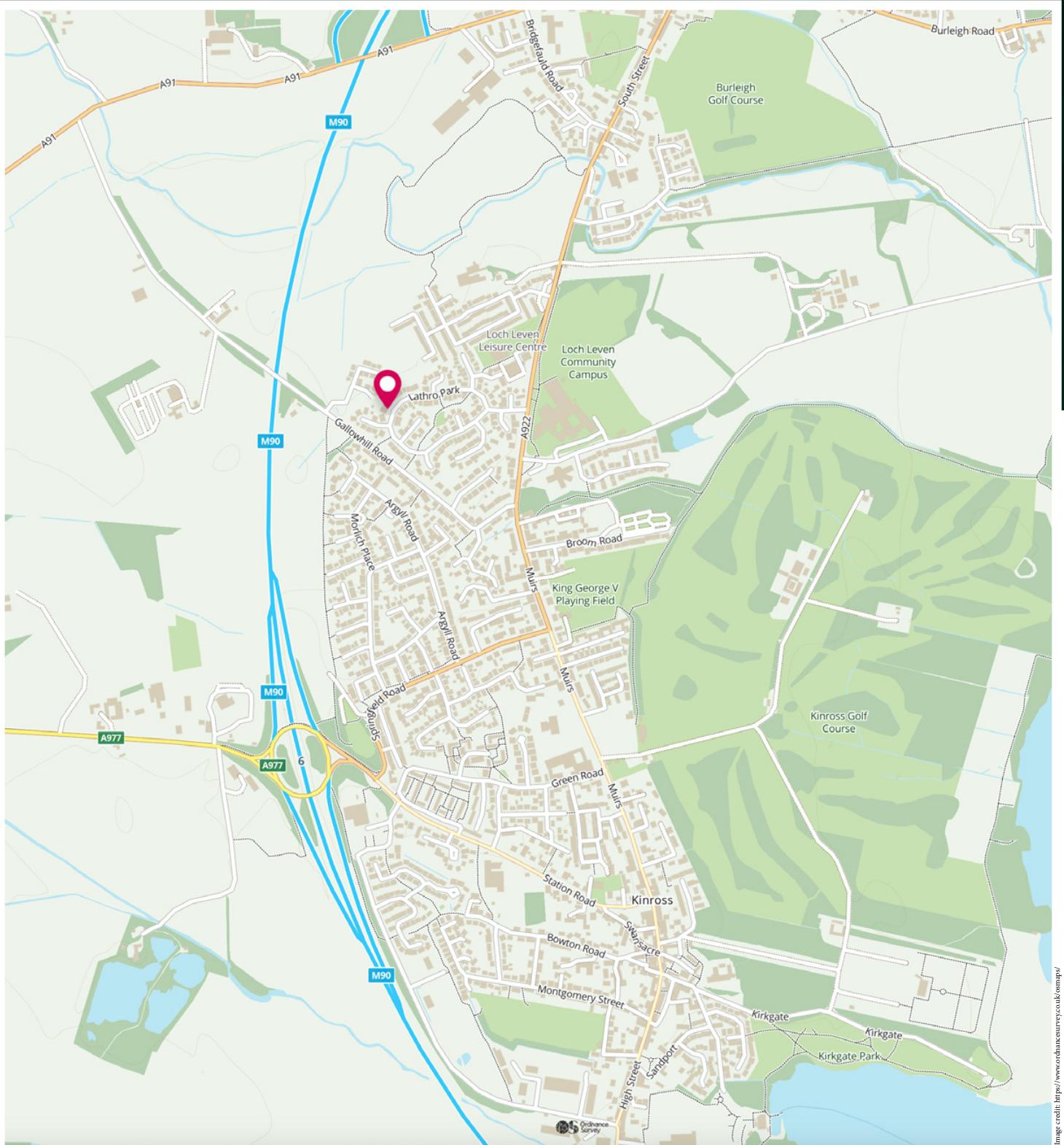


History enthusiasts will delight in Kinross's rich heritage, with notable landmarks such as Kinross House and Loch Leven Castle providing glimpses into the region's storied past. Visitors can immerse themselves in the history of Mary, Queen of Scots, who was famously imprisoned on the island of Loch Leven Castle, adding a layer of intrigue to the area's cultural tapestry.

Families are well-catered for in Kinross, with a range of educational institutions, recreational facilities, and community events fostering a strong sense of belonging and community spirit. The town's close-knit neighbourhoods and welcoming atmosphere make it an ideal setting for raising children and forging lasting friendships.

Conveniently located within easy reach of major transport links, including the M90 motorway and Kinross railway station, Kinross offers excellent connectivity to nearby cities such as Edinburgh, Dundee, and Perth, making it an attractive option for commuters and travellers alike.

The Location



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