



5 Maree Place, Kinross, KY13 8YZ
Offers over £187,500

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5 Maree Place Kinross, KY13 8YZ

- Three-bedrooms
- Dining Room
- Family bathroom
- Private front and rear gardens
- Quiet side street
- Spacious lounge
- Fitted kitchen
- Gas central heating
- Detached garage and driveway
- Double glazing

Nestled in a quiet side street in the popular town of Kinross, 5 Maree Place is a well-presented three-bedroom semi-detached home, offering a fantastic opportunity for families and first-time buyers alike. With a traditional layout and generous room sizes throughout, this home offers comfort, practicality and a warm sense of welcome.

The ground floor comprises a bright and spacious lounge with a large front-facing window, allowing natural light to pour in. Adjacent to the lounge is a dining room – ideal for family meals or entertaining guests – which leads to the fitted kitchen, boasting ample cupboard space and views over the rear garden. Upstairs, there are three well-proportioned bedrooms, with plenty of space for storage and furnishings. The family bathroom is also on the upper level, featuring a white three-piece suite with a shower over the bath. Outside, the property benefits from well-maintained gardens to the front and rear, with mature planting, lawn and a patio area ideal for summer barbecues. The driveway provides off-street parking and access to a detached garage. Situated in a quiet residential area yet within walking distance of schools, shops, and leisure amenities, this home combines peaceful living with convenience – a rare find!

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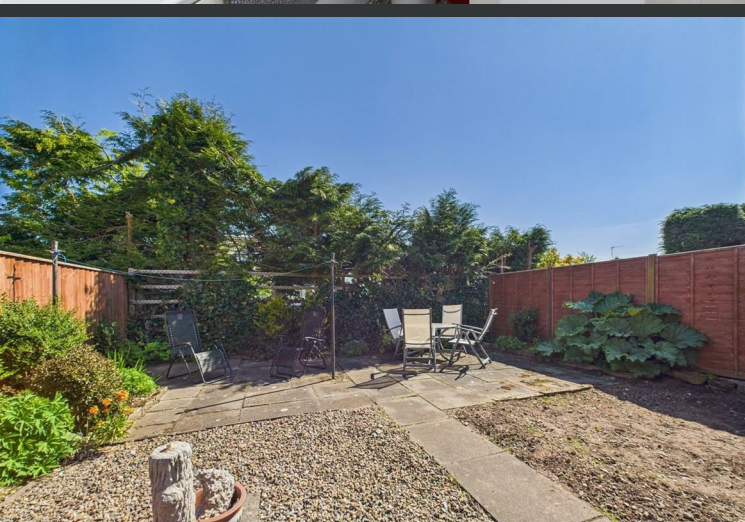




Location

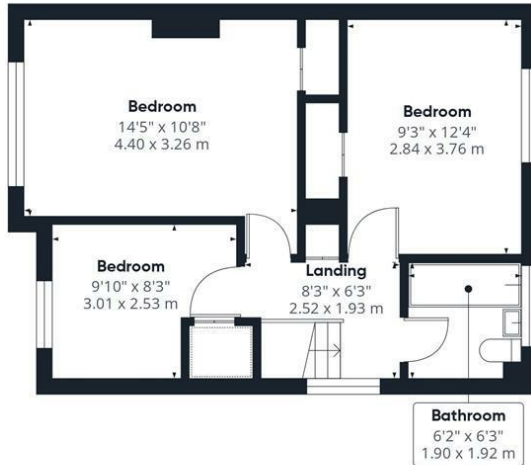
Kinross is a highly sought-after town in central Scotland, ideally located for commuters with easy access to the M90 linking to Perth, Edinburgh and beyond. The town boasts excellent local amenities including primary and secondary schools, supermarkets, cafes, and recreational facilities such as Loch Leven Heritage Trail and a golf course. The area is perfect for those seeking outdoor activities, with nature walks, cycling routes, and fishing spots nearby. Despite its tranquil feel, Kinross remains well-connected, offering the perfect balance between peaceful countryside living and urban convenience.







Ground floor



Floor 1



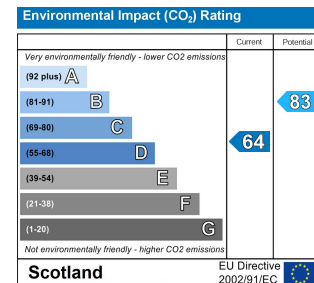
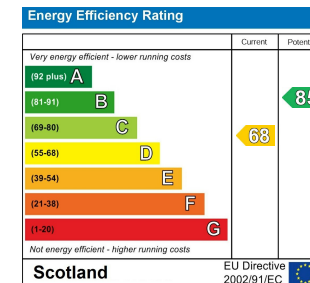
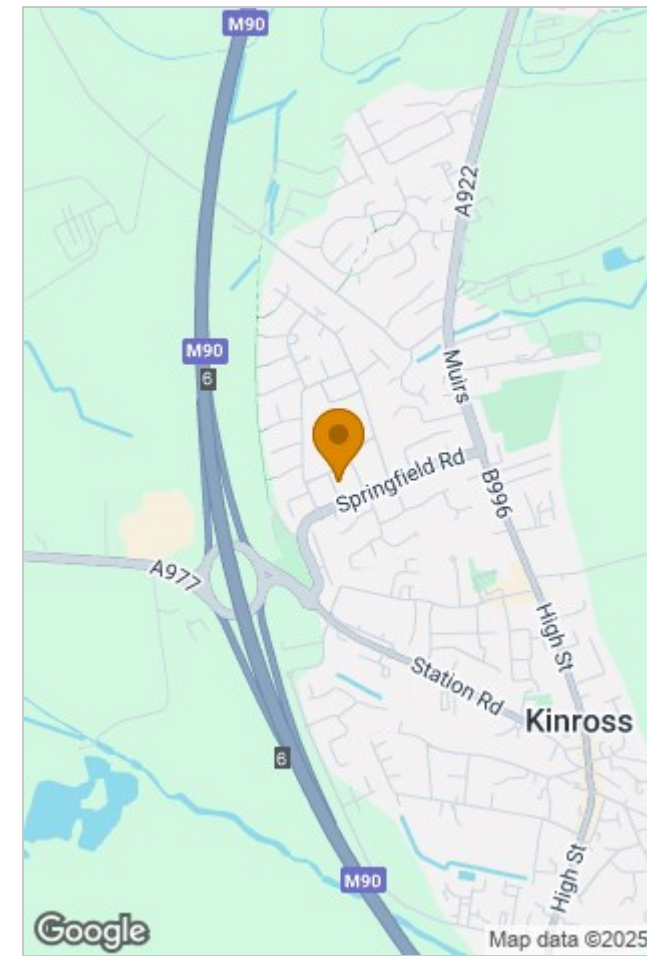
Approximate total area⁽¹⁾
922 ft²
85.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.