



3

Bedrooms



2

Bathrooms

Scandi-style 3-bed lodge beside Loch Leven with stunning loch views, open-plan living, private deck, garden, and parking. Ideal holiday home, investment opportunity or peaceful retreat.

Nestled in a well-maintained, family-run park on the banks of Loch Leven, this beautifully presented **three-bedroom, two-bathroom detached lodge** offers a rare opportunity to enjoy tranquil lochside living within easy reach of Edinburgh.

Presented in excellent condition throughout, the lodge showcases **charming wood-lined interiors** and a **bright, airy Scandinavian aesthetic** that perfectly complements its natural surroundings.

At the heart of the home is the **open-plan kitchen, living and dining area**, featuring **oversized windows** that frame stunning views of the loch and surrounding countryside. The space benefits from **understated décor**, a **cosy electric fireplace**, and ample room for both lounge and dining furniture. **French doors open directly onto the private raised deck**, ideal for alfresco dining or simply enjoying the peaceful setting.

The **kitchen** continues the Scandi theme, fitted with a stylish range of wood-toned cabinets, downlit worktops, and **integrated appliances** including a gas hob, oven, and fridge freezer, also freestanding washing machine.

There are **three double bedrooms**, all bright and well-proportioned. The **principal bedroom** enjoys **beautiful loch views** and a **modern en-suite shower room**. **Bedrooms one and three** include **built-in storage**, offering excellent practicality. A contemporary **family bathroom** with overhead shower completes the accommodation.

Additional features include LPG **gas central heating** and **double glazing** throughout, ensuring comfort year-round.

Property is not a mortgageable structure

## Outside

The property enjoys a **private raised wooden deck**, perfect for soaking in the spectacular sunsets over Loch Leven. The **neat garden** and **private parking for two cars** enhance convenience, while a **large shed with electricity, water, heating and tumble dryer** provides ideal storage or workshop space.

## Location

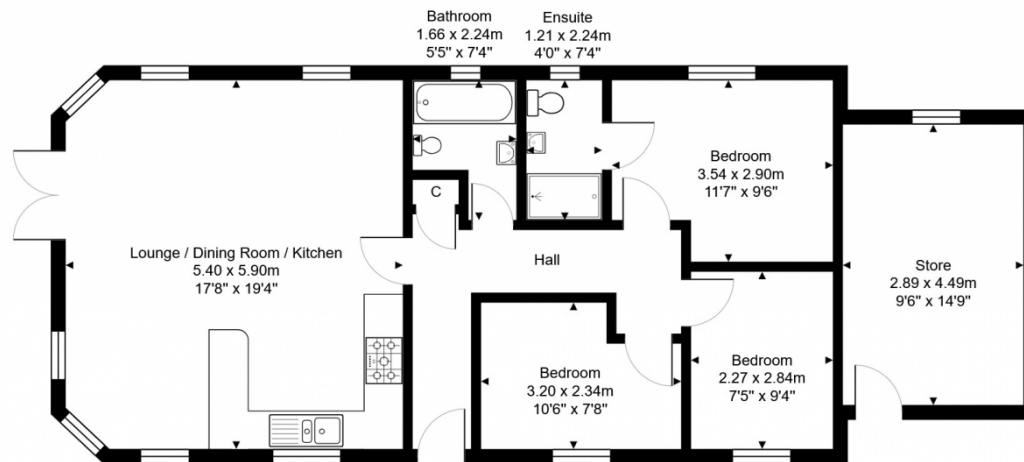
The park is a friendly, family-run community offering a mix of permanent and holiday lodges and an **on-site café**. Outdoor enthusiasts will love the wealth of local activities—from fishing, golf, and gliding to high-speed thrills at **Knockhill Racing Circuit**.

The nearby town of **Kinross**, less than 15 minutes away, offers everyday amenities including shops, pubs, restaurants, schools, and leisure facilities. With **Edinburgh only 45 minutes away**, this location perfectly balances accessibility with serenity.

## 1 Loch Leven Lodges, Kinross, KY13 9LY

Total Area: 85.7 m<sup>2</sup> ... 922 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor

