



Morgans

PROPERTY

47 kepitknow Crescent, Kinross, Kinross, KY13 8RJ

Offers Over - £450,000



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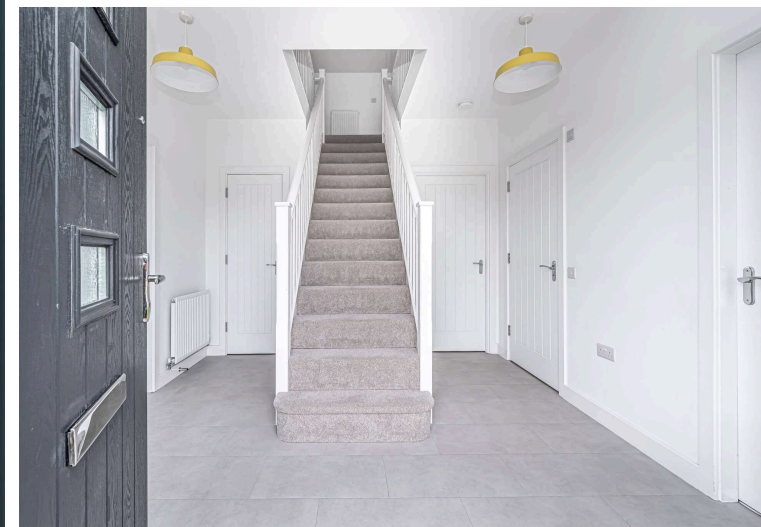
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2



B



Immaculate five-bedroom detached family home



Sought after location with views from the upper bedrooms



Fully enclosed rear garden



EPC Rating - B



Lounge with dual aspect and separate family room/study



Contemporary dining kitchen with garden access



Driveway leading to detached extra long garage



Council Tax Band - G





Welcome

Occupying a prime position within one of Kinross's most desirable modern residential developments, this outstanding five-bedroom detached villa offers spacious, beautifully presented accommodation perfectly suited to contemporary family living. Presented in genuine walk-in condition throughout, the property further benefits from attractive open views to the front, enhancing its appealing setting.

The welcoming entrance hallway immediately creates a sense of space and quality, with an impressive central staircase forming a striking focal point. The bright and generous dual-aspect lounge enjoys an abundance of natural light and provides an ideal setting for both everyday family life and entertaining guests. To the front of the property, a versatile study offers excellent flexibility and could equally serve as a home office, family room, playroom or second sitting room with amazing views.

At the heart of the home lies the stylish dining kitchen, thoughtfully designed with a contemporary range of fitted units, excellent storage solutions and ample space for family dining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Complementing the kitchen is a practical utility room with additional storage, laundry facilities and side access, while a convenient cloakroom/WC completes the ground-floor accommodation.

The upper floor hosts five generously proportioned bedrooms, providing excellent space for growing families. Two bedrooms benefit from modern en-suite shower rooms, while a contemporary family bathroom serves the remaining bedrooms and completes the accommodation. Several rooms enjoy a pleasant outlook, with the property's elevated front-facing position providing attractive open views. Externally, the property continues to impress. A private driveway provides ample off-street parking and leads to a large detached garage. The front garden is laid to a neatly maintained lawn and enjoys open views towards the Ochil Hills, while the substantial rear garden offers a high degree of privacy and is fully enclosed, making it ideal for children and pets. Predominantly laid to lawn and complemented by a generous patio area, it provides an excellent space for outdoor entertaining, relaxation and family enjoyment.

Combining generous living accommodation, quality finishes and a highly desirable Kinross location, this exceptional family home represents a superb opportunity for discerning buyers seeking space, comfort and convenience.



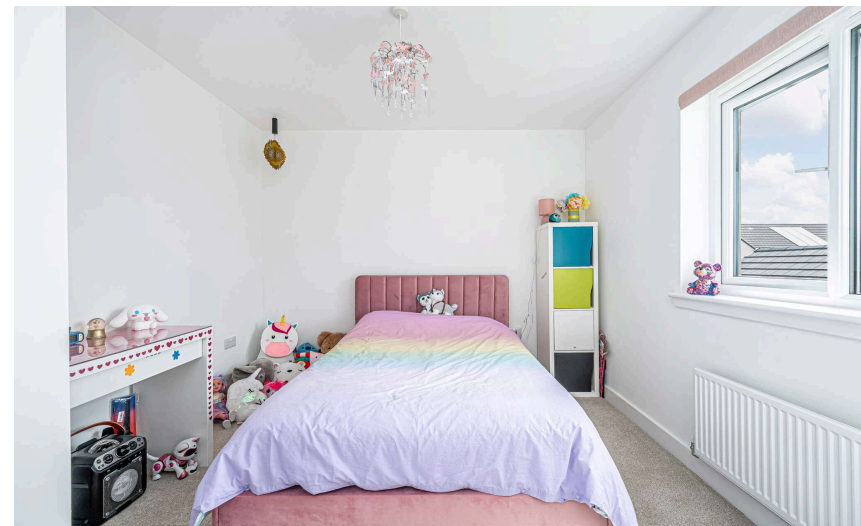


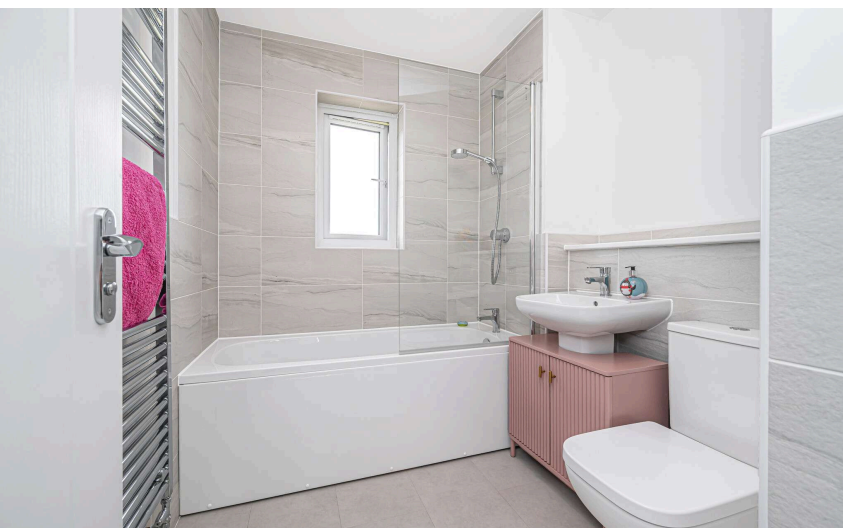
LOCATION

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

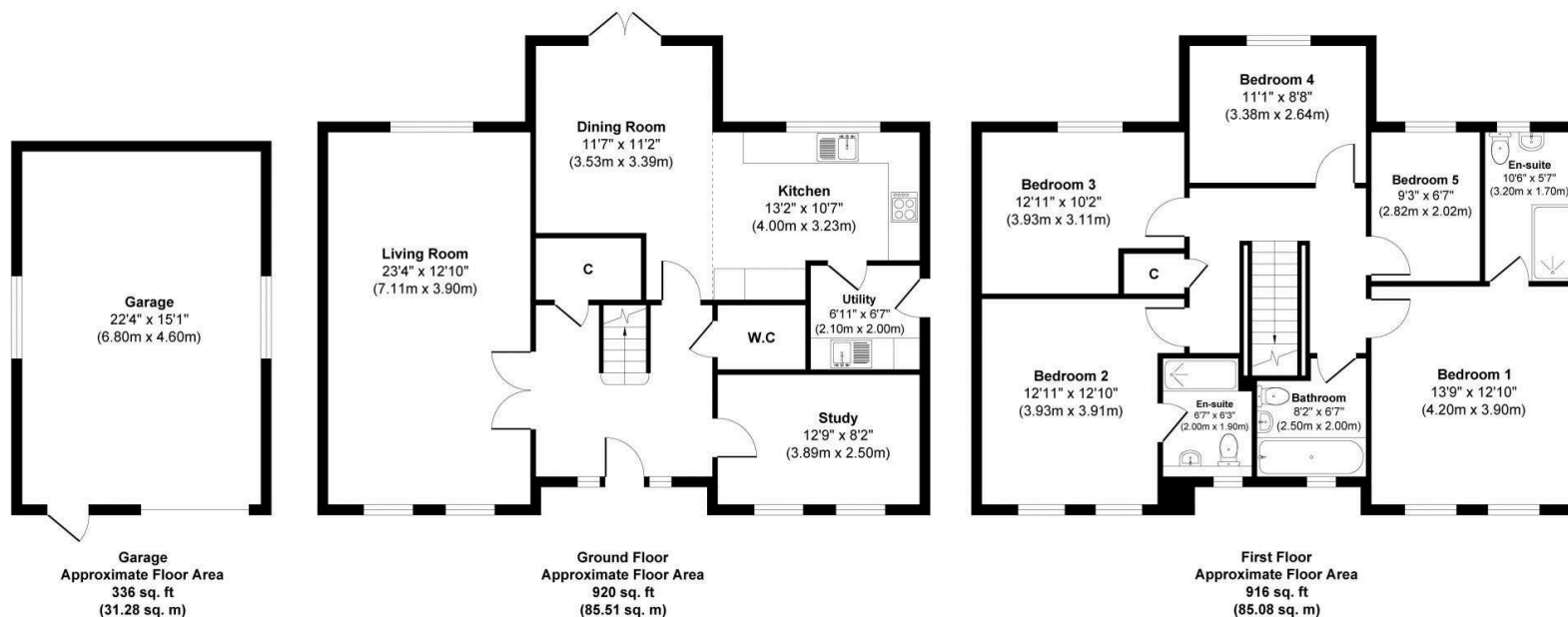
All viewings are by appointment through Morgans on 01577 863424.

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

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.



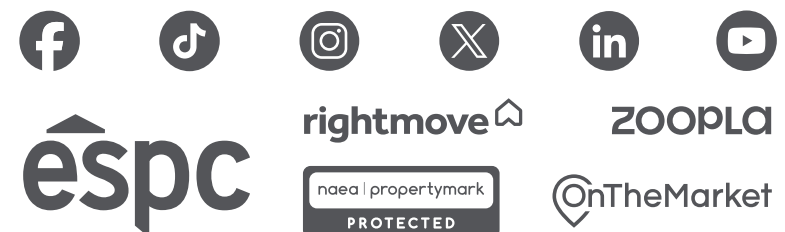


Approx. Gross Internal Floor Area 2172 sq. ft / 201.87 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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