



**Morgans**  
PROPERTY

5 Broom Court, Kinross, Kinross, KY13 8AH  
Offers Over £347,500





Charming Detached Villa



Prime Location



Spacious Lounge/Diner



EPC Rating - C



Dining Kitchen



4 Well Proportioned Bedrooms



Family Bathroom & Ensuite Shower Room



Council Tax Band - F





# Welcome

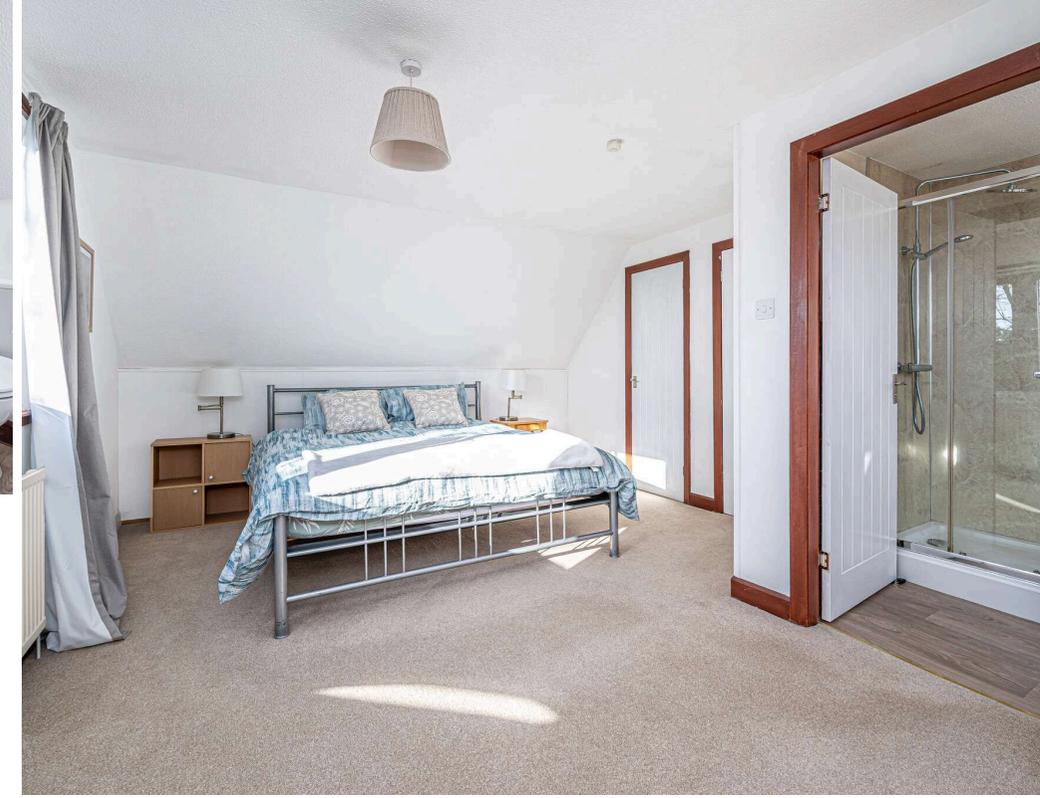
## SUMMARY

Situated in the quiet cul-de-sac of Broom Court, Kinross, this charming detached villa offers a perfect blend of comfort and convenience. With its prime location adjacent to playing fields and a golf course, this property is ideal for families and outdoor enthusiasts alike. Upon entering, you are welcomed by a spacious entrance hall that leads to a large lounge/Dining Room, where natural light floods in through French doors that open directly into the garden. This seamless connection to the outdoor space makes it perfect for entertaining or simply enjoying a peaceful afternoon. The dining kitchen is thoughtfully designed, featuring a rear door for easy access to the garden. The home boasts four well-proportioned bedrooms, providing ample space for family and guests. Notably, one of the bedrooms is conveniently located on the ground floor, offering flexibility for various living arrangements. Completing this lovely home are two bathrooms, including a family bathroom and an en suite shower room, ensuring that everyone has their own space and comfort.

## OUTSIDE SPACE

The property boasts well-maintained gardens to both the front and rear, offering ample outdoor space for relaxation and play. The front garden features driveway parking, leading to a detached single garage, providing both convenience and additional storage. The rear garden is a true sanctuary, fully enclosed for privacy, and includes a delightful patio seating area surrounded by mature trees, making it an ideal spot for alfresco dining or simply unwinding in nature. There is gated access from the rear garden giving direct access to the playing fields at the rear. The playing fields lead directly on to the golf course and Loch Levens heritage trail. This level circuit follows a path right around the Loch Leven National Nature Reserve. The route takes you to many beautiful spots on the lochside and through varied woods and marshland, and is particularly renowned for its birdlife. There are several opportunities for cafe stops along the way.





## 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.





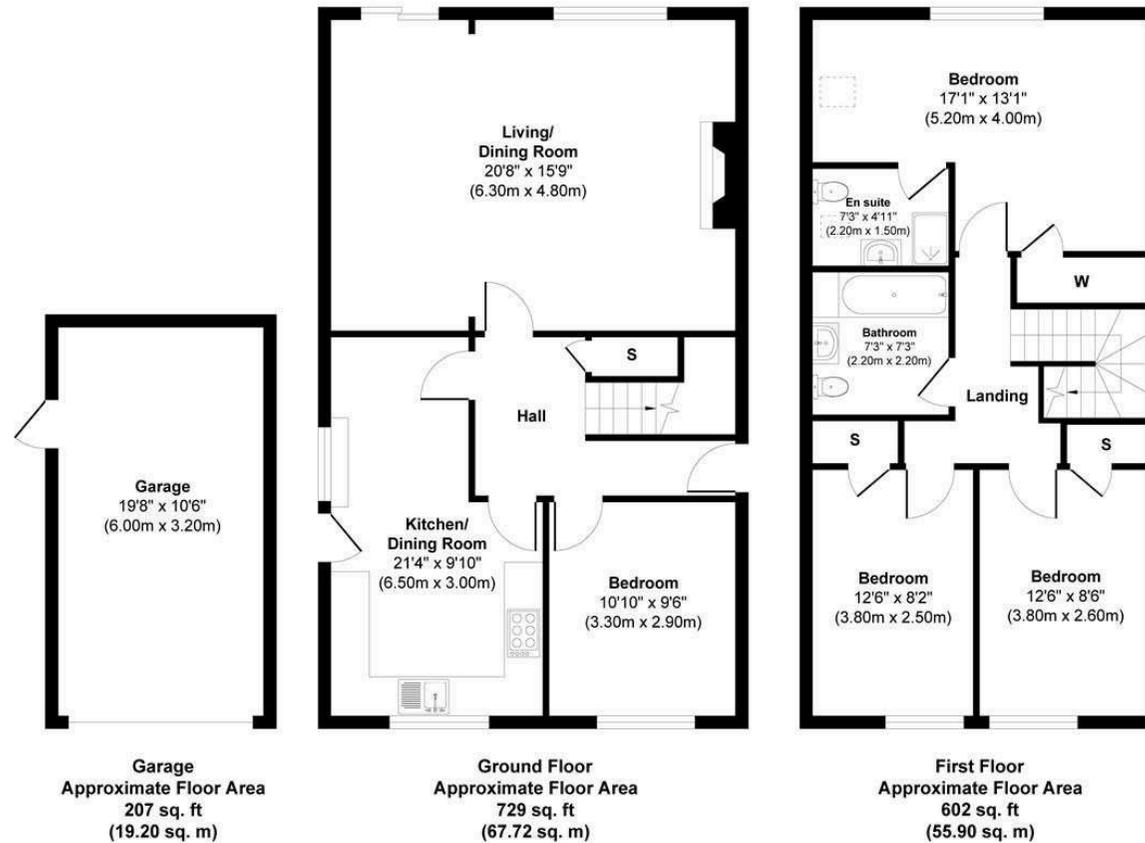
## Extras included in the sale

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 1538 sq. ft / 142.82 sq. m (Including Garage)**

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