

Morgans

PROPERTY

15 Tummel Place, , Kinross, KY13 8YT

Offers Over £280,000





Immaculately Presented Detached Bungalow



Sought After Location



Spacious Lounge Filled With Natural Light



EPC Rating - C



Stylish Extended Dining Kitchen



Three Well-Proportioned Bedrooms



Driveway with Single Garage



Council Tax Band - E



Welcome

Nestled within one of Kinross's most sought-after residential pockets, 15 Tummel Place presents a rare opportunity to acquire a beautifully extended 3 bed detached bungalow offering generous living space, modern comforts, and low maintenance outdoor areas. A welcoming entrance hall leads into the impressive large lounge, a bright and comfortable space perfect for relaxing or hosting guests with French doors helping to connect this space beautifully with the garden. The property has been thoughtfully extended to create a superb open-plan dining kitchen, combining modern fittings with ample room for family dining and social gatherings with access to the rear garden. The home offers 3 bedrooms, each with flexibility for use as sleeping accommodation, a home office, or guest space. A well-appointed modern family shower room completes the internal layout, featuring contemporary sanitaryware and a clean, neutral finish. The property enjoys numerous outdoor areas, including a private rear garden ideal for children, pets, or outdoor dining. A single garage and driveway provide secure parking and additional storage. With its quiet setting and easy access to local amenities, schools, and scenic walks, this is an ideal home for families, downsizers, or anyone seeking comfortable single-level living in a prime location.





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.



Information

VIEWINGS

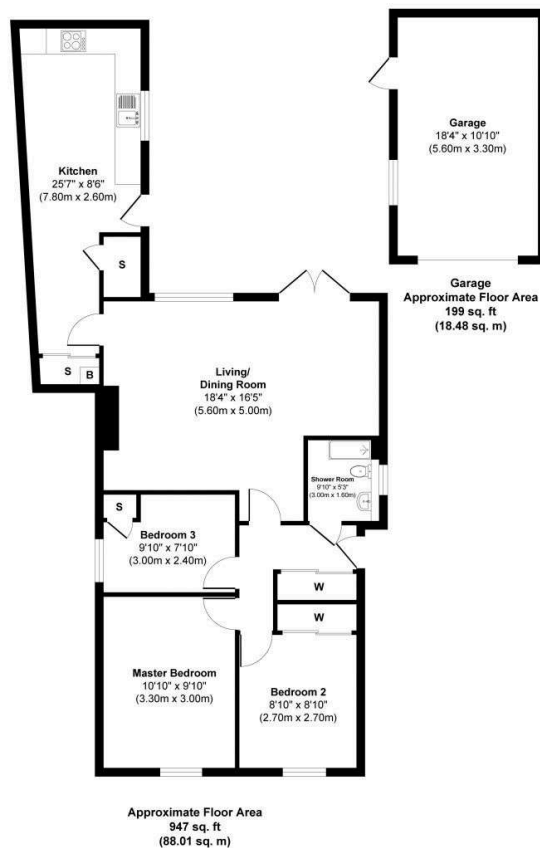
All viewings are strictly by appointment by calling Morgans on 01577 863424.

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.

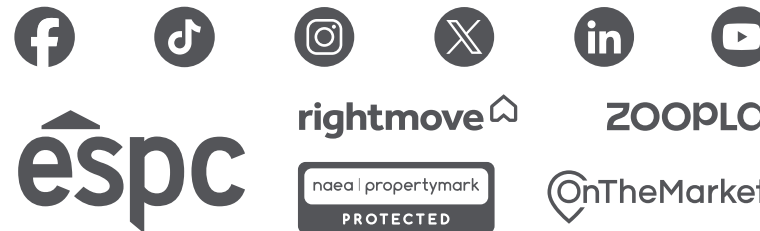


Approx. Gross Internal Floor Area 1146 sq. ft / 106.49 sq. m (Including Garage)

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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