







Derrick Mooney & RE/MAX property welcomes you to this charming 2-bedroom semi-detached bungalow in a sought-after location. This ideal property features a private driveway, perfect for hassle-free parking. Inside, you'll find a stylish kitchen and a sleek bathroom, both recently fitted.

The property boasts a very large, beautiful rear garden, complete with a pottery and a garden shed (ideal for storing all your outdoor essentials). Plus, you won't have to worry about chilly nights with the new boiler that comes with a 10-year warranty .

With its cosy ambience and modern amenities, this home offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this gem your own. Schedule a viewing today!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Kinross offers amenities including excellent primary and secondary schooling, shops and supermarkets, for everyday requirements, Post Office, local bus services, sports clubs, health care facilities and relaxing walks around Loch Leven and in the surrounding countryside. The extensive amenities of Dunfermline and Perth are accessible via the M90. There is also a convenient park and ride bus service from Kinross to Edinburgh.



### Lounge

17' 5" x 9' 4" (5.31m x 2.84m)

Spacious lounge with a featured gas fireplace, laminate flooring and a picture view rear window overlooking the beautiful garden.

### Kitchen

11' 8" x 9' 4" (3.55m x 2.84m)

Recently fitted stylish kitchen with ample base/wall units, splashback featured wall tiles, laminate flooring, electric cooker/oven, black sink with mixer tap along with side and a rear window which floods the room with natural light.

### Double Bedroom

11' 0" x 9' 0" (3.36m x 2.74m)

This convenient double bedroom has a carpet for flooring, neutral decor, ceiling light, white radiator and a rear window overlooking the private front garden.

### Family Bathroom

6' 10" x 5' 6" (2.09m x 1.67m)

This recently fitted sleek bathroom has a WC, Basin with mixer tap, tall boy unit, opaque side window, walk in enclosure with mira shower, wet wall panelling and laminate flooring.

### Double Bedroom

11' 0" x 7' 0" (3.36m x 2.14m)

This appropriate double bedroom has carpeted flooring, neutral decor, large inbuilt cupboard, radiator and a window overlooking the front private driveway.

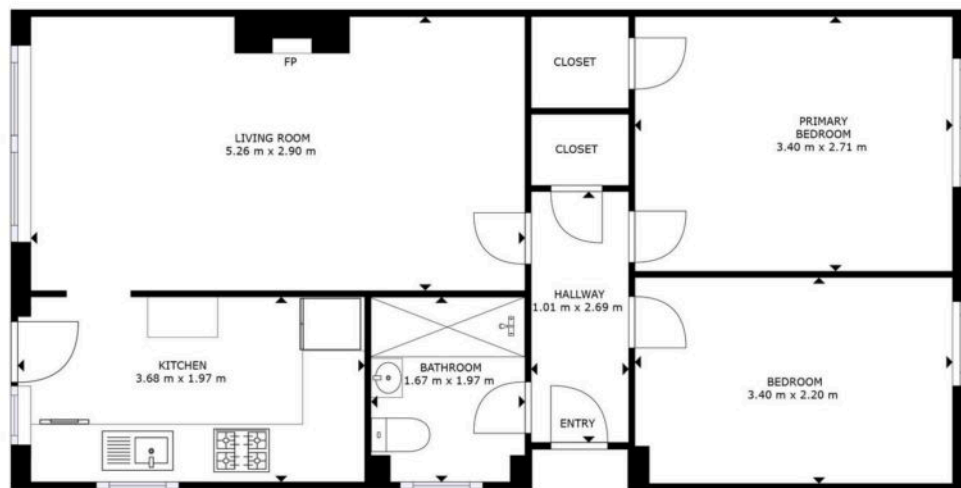
### Vestibule

Inviting vestibule entry from the side of the property.

### Hallway

Spacious hallway with access to the the two double bedrooms, family bathroom and lounge. Access to the partially floored attic with pull down ladders.





FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN: 48 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.