



**Morgans**  
PROPERTY

11 kepitknow Crescent, Kinross, Kinross, KY13 8RJ  
Offers Over £285,000





Detached Property



3 Bedrooms



Enclosed Rear Garden



Private Parking



Town Location



Immaculately presented



EPC Rating - B



Council Tax Band - E



## Welcome

11 Kepitknow Crescent is an immaculately presented detached property located in the central area of the charming town of Kinross. This delightful property is an ideal family home or a perfect retreat for those seeking space and comfort. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs cloakroom, stairs to upper level and the lounge. The spacious lounge is bright and airy, featuring a large window that overlooks the front of the property, allowing natural light to flood the room. This inviting space is perfect for relaxation or entertaining guests. The modern dining kitchen is a standout feature of the home, equipped with contemporary fittings and integrated appliances with double door that opens directly to the rear garden, creating a seamless flow between indoor and outdoor living. The kitchen is designed for both functionality and style, making it a wonderful space for family meals and gatherings. The upper level comprises three good-sized bedrooms, one of which benefits from an ensuite shower room, providing added privacy and convenience. The family bathroom is also well-appointed, ensuring that all your needs are met. Externally, the property offers a grass area to the front with a private driveway and single garage, while the large enclosed rear garden is predominantly laid to grass, ensuring ease of maintenance and providing a lovely outdoor space for relaxation or entertaining. This property is situated in an excellent location, making it a fantastic opportunity for those looking to settle in Kinross. With its modern amenities and charming features, this detached house is not to be missed.





## 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

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### VIEWINGS

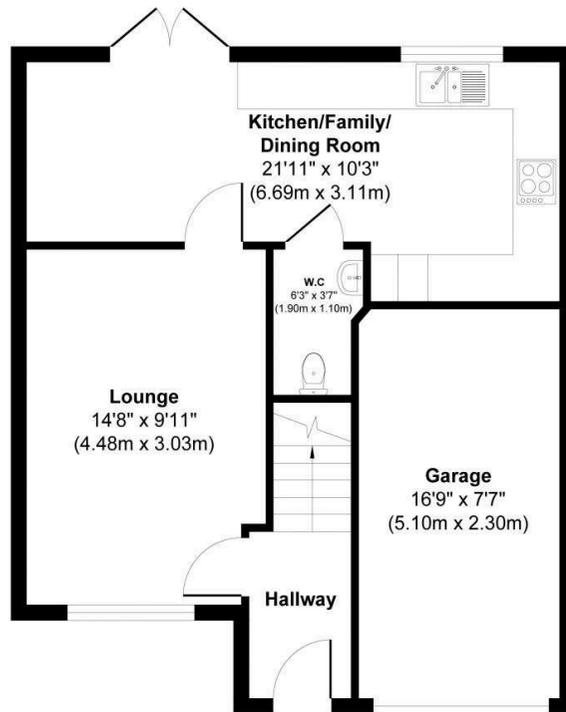
All viewings are strictly by appointment by calling Morgans on 01577 863424.

### EXTRAS INCLUDED IN THE SALE

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

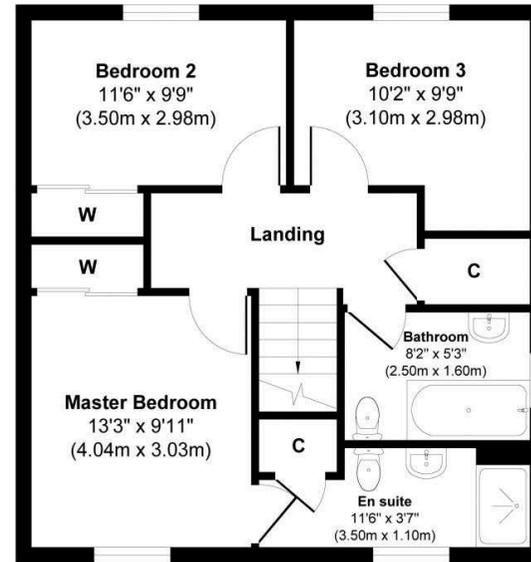
## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



**Ground Floor**  
Approximate Floor Area  
419 sq. ft  
(38.93 sq. m)

**Garage**  
Approximate Floor Area  
139 sq. ft  
(12.90 sq. m)



**First Floor**  
Approximate Floor Area  
467 sq. ft  
(43.42 sq. m)

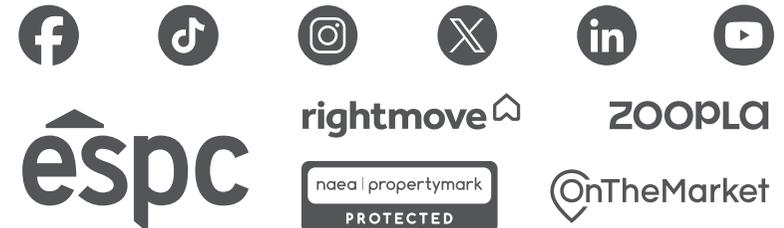


**Approx. Gross Internal Floor Area 1025 sq. ft / 95.25 sq. m (Including Garage)**

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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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.