

30 Gamekeepers Road

KINNESSWOOD, PERTH AND KINROSS, KY13 9JR



*THIS EXCEPTIONAL 4-BEDROOM BUNGALOW
OFFERS LUXURY SINGLE-LEVEL LIVING*



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McEwan Fraser Legal would love to show you this exceptional home. There are homes that simply provide accommodation, and there are homes that offer a lifestyle. This exceptional four-bedroom detached bungalow falls firmly into the latter category. Occupying a prime position within the highly sought-after village of Kinnesswood, this remarkable home enjoys breathtaking panoramic views across Loch Leven to the front, with the dramatic backdrop of Bishop Hill rising behind.

THE PROPERTY

Designed to maximise its enviable setting, the accommodation is arranged entirely on one level, offering both practicality and elegance in equal measure.

At the heart of the home is a beautifully appointed dining kitchen, finished in a timeless soft country style. Thoughtfully designed for modern family living, it provides the perfect space for everyday dining, entertaining and gathering with friends and family.



THE PROPERTY

The property boasts two generous lounges, each positioned to capture the stunning outlook. One features a welcoming log-burning stove, creating a warm and inviting atmosphere throughout the cooler months, while both provide exceptional spaces to relax and appreciate the ever-changing landscape beyond.









THE PROPERTY

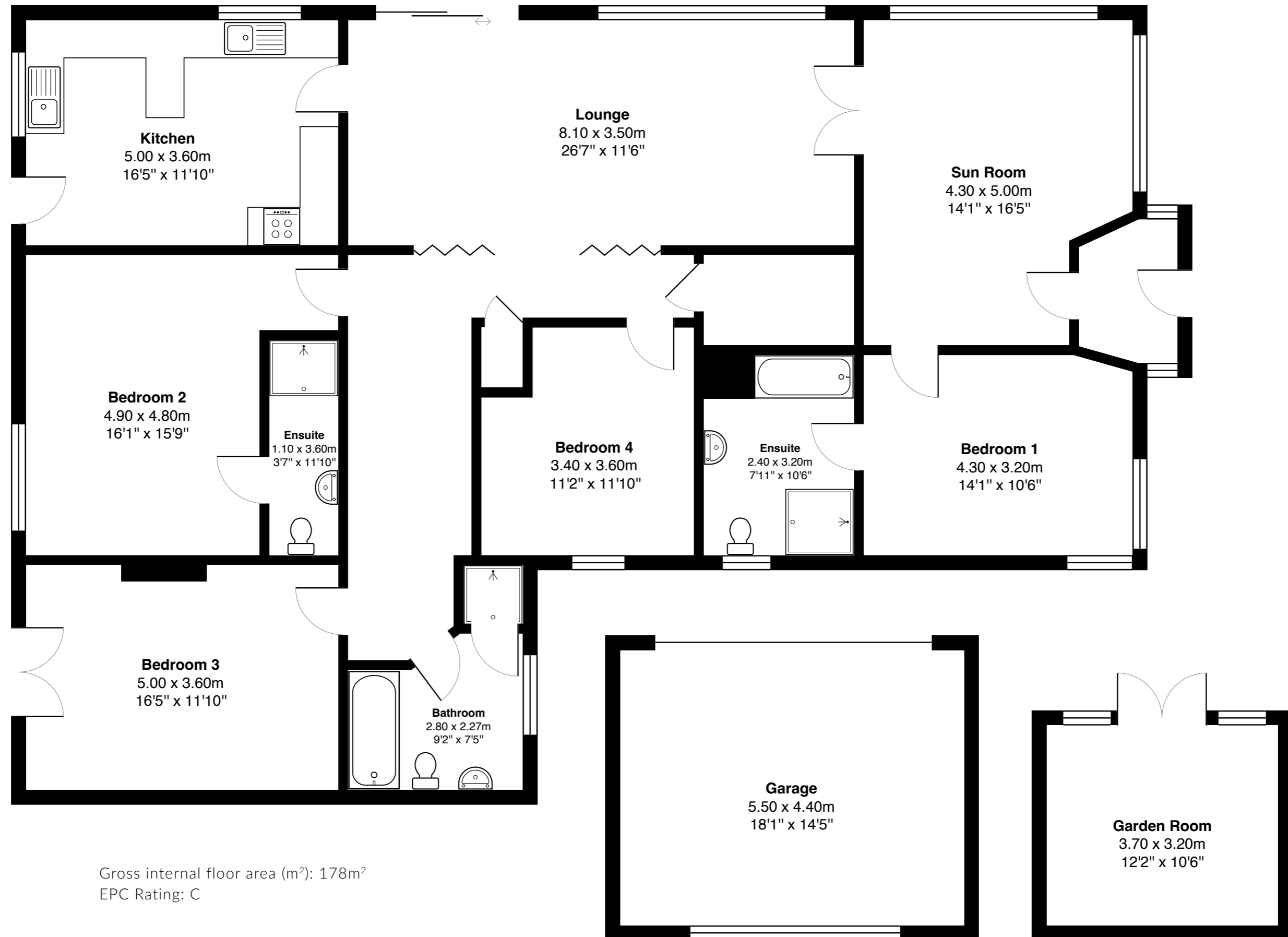
The property comprises four well-proportioned bedrooms, including a principal suite with its own en-suite bathroom and a second bedroom featuring an en-suite shower room. The remaining bedrooms are served by a stylish upgraded family bathroom, which offers both a separate shower cubicle and a bath, ideal for accommodating the needs of a busy household.











THE EXTERIOR

Outside, the lifestyle offering continues. A substantial deck creates the ideal vantage point from which to enjoy morning coffee, summer entertaining or spectacular sunsets over Loch Leven. The mature gardens have been carefully established and provide colour, privacy and year-round interest, while a charming summer house offers additional space to unwind, work or simply enjoy the surroundings.



THE EXTERIOR

Practical features have not been overlooked, with a garage, generous driveway, 28 solar panels, 2 x 10kw batteries and an electric vehicle charging point all contributing to the property's appeal and future efficiency. Rarely does a home combine such impressive views, versatile accommodation, environmental credentials and an exceptional village setting. This is a property that must be experienced to be fully appreciated.





THE LOCATION

Nestled on the southern shores of Loch Leven, Kinnesswood is one of Perthshire's most desirable villages, blending rural beauty, community spirit and accessibility.

Surrounded by spectacular scenery, residents enjoy outdoor pursuits as part of everyday life. The village sits beneath Bishop Hill, a favourite for walkers, cyclists and paragliding enthusiasts drawn to its renowned thermals and breathtaking views.

Moments away lies the popular gliding centre, while Loch Leven offers walking, cycling, sailing, fishing and wildlife watching year-round.

Kinnesswood has a thriving community, evidenced by the annual Portmoak Festival, an active Paths Group maintaining rights of way, and the 'Bloomers', whose care for communal spaces helped secure the Royal Horticultural Award for Best Kept Village in Britain.

Families are especially drawn by Portmoak Primary School, recently ranked first among all primary schools in Perth and Kinross. Combined with the village's safe, neighbourly environment, it offers an exceptional start for children.

Despite its peaceful setting, Kinnesswood remains well connected, with Kinross, Perth, Edinburgh and Dundee all within easy commuting distance. It continues to attract discerning buyers seeking space, tranquillity and a genuine sense of place.

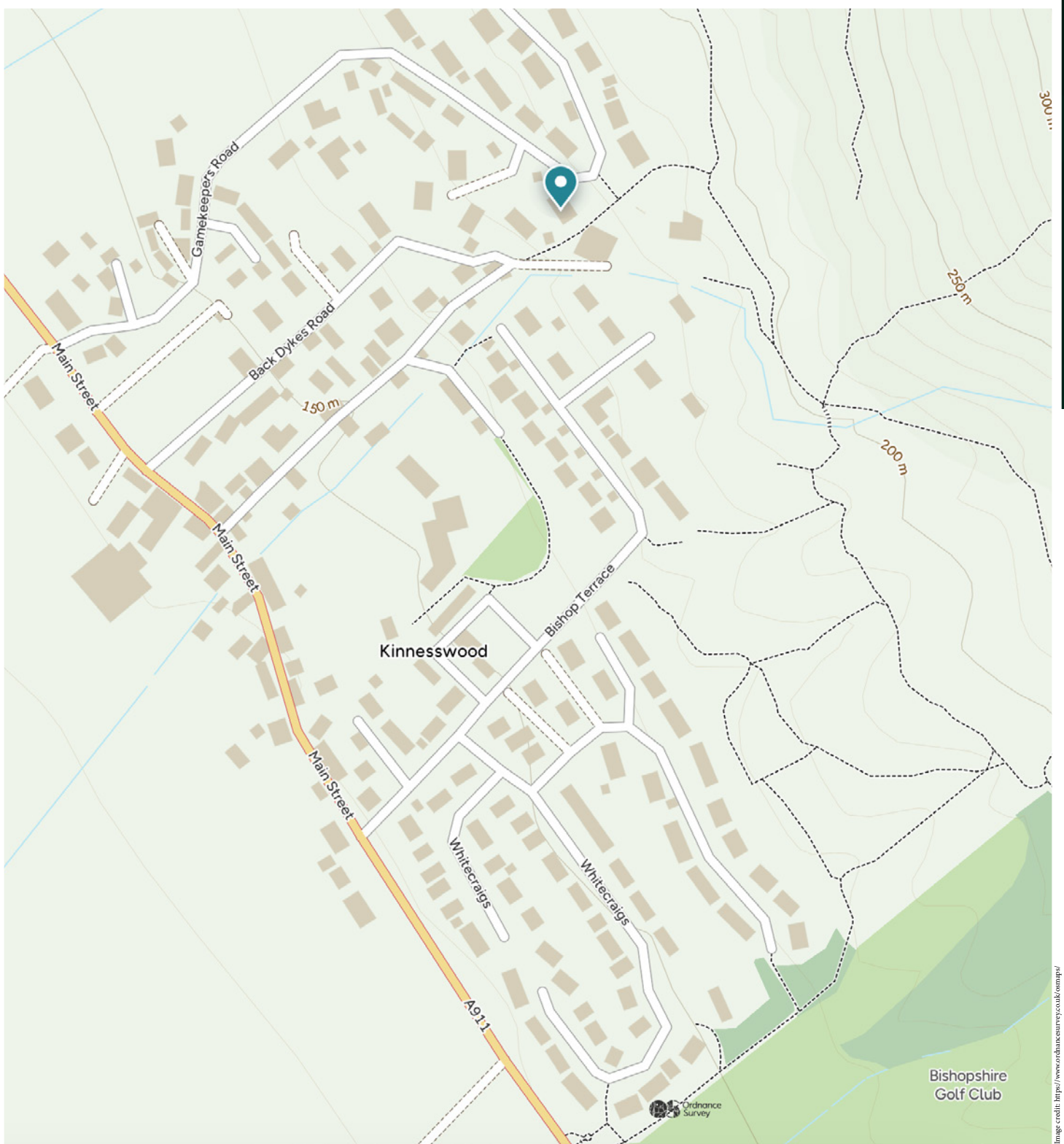


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