



Morgans

PROPERTY

20 Loch Leven Lodges, Kinross, KY13 9LY

Offers over £150,000



3



2



1





Three-bedroom detached lodge



3 Bedrooms



Wrap-around decking and balcony



Parking for 2 vehicles



Popular Loch Leven Lodges location



Countryside setting with Loch Leven views



Bright open-plan living space



Council Tax Band - B





## Welcome

Nestled within the sought-after Loch Leven Lodges development, this beautifully presented three-bedroom detached lodge enjoys a peaceful setting with attractive countryside surroundings and views towards Loch Leven. Offering approximately 744 sq. ft. (69.13 sq. m) of well-designed accommodation, the property presents an excellent opportunity for those seeking a holiday retreat, investment property, or tranquil lifestyle home.

The accommodation is centred around a bright and spacious open-plan living, dining and kitchen area with large glazed doors that flood the space with natural light and provide direct access to a generous wrap-around balcony and decking area, creating the perfect setting for outdoor dining, entertaining, or simply relaxing and taking in the scenic surroundings.

The contemporary fitted kitchen is thoughtfully arranged with ample storage and workspace, seamlessly connecting to the dining and living areas to create a sociable and welcoming environment.

There are three well-proportioned bedrooms, including a principal bedroom benefiting from built-in storage and a private en-suite shower room. Two further bedrooms offer flexible accommodation for family members, guests, or home working requirements. A modern family bathroom completes the internal accommodation.

Externally, the lodge enjoys an elevated position with a substantial decking area, private parking and well-maintained grounds. The picturesque Loch Leven Lodges setting provides a unique blend of countryside tranquillity and accessibility, with Kinross and the M90 motorway nearby, offering convenient access to Edinburgh, Perth and beyond.







## LOCATION

Loch Leven Lodges enjoys a picturesque setting on the outskirts of Kinross, surrounded by beautiful countryside and close to the shores of Loch Leven. The development offers a peaceful and relaxing environment while remaining conveniently placed for local amenities, including shops, supermarkets, cafés, restaurants, and leisure facilities within Kinross. The area is renowned for its outdoor pursuits, with walking, cycling, fishing, and birdwatching all readily available nearby. Excellent transport links via the M90 provide easy access to Perth, Edinburgh, and Dundee, making this an ideal location for both holidaymakers and those seeking a tranquil base within central Scotland.

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.







## Viewings & Extras

All viewings are by appointment through Morgans on 01577 863424.

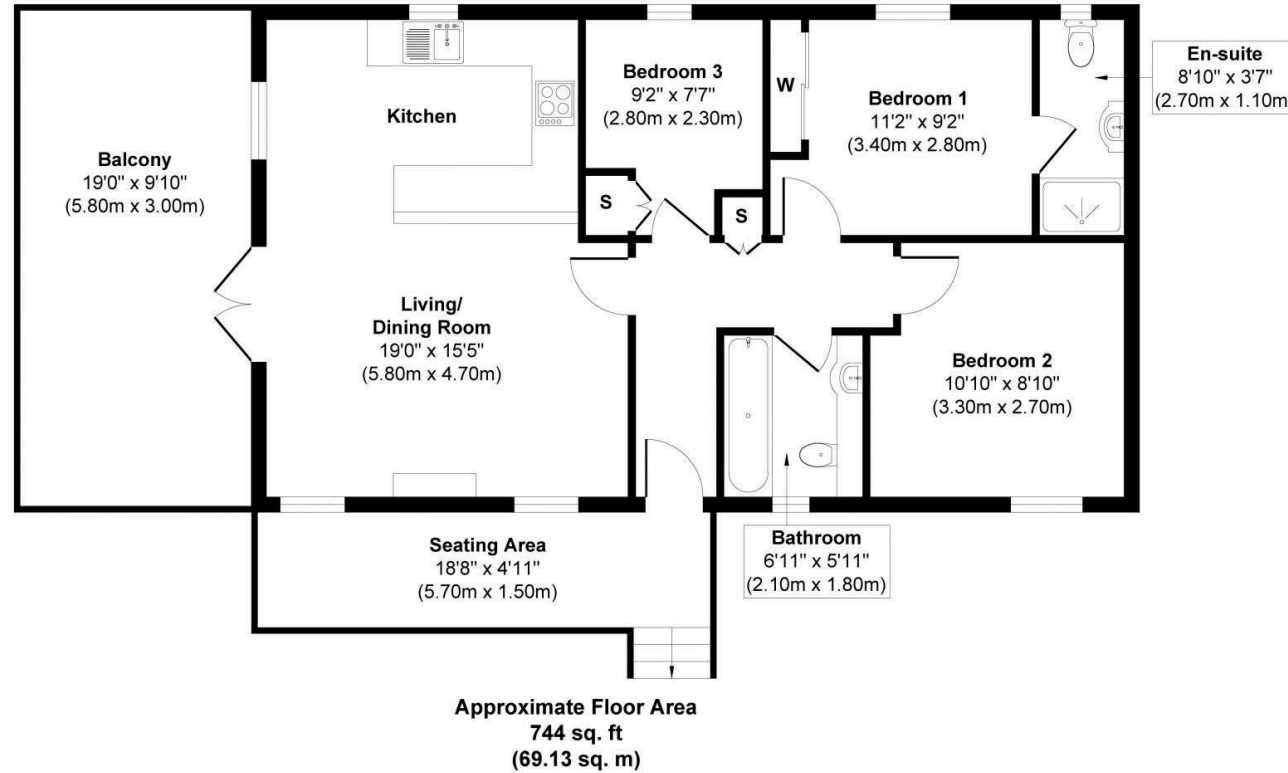
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

## 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 744 sq. ft / 69.13 sq. m**

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



**SOLICITORS | PROPERTY**  
62 High Street, Kinross, KY13 8AN  
Tel: 01577 863424  
[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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.