



Morgans

PROPERTY

8 Latch Dubh Lane, Kinross, KY13 8GQ

Offers Over £345,000



4



3



2



C



Modern Detached Family Villa



4 Bedrooms



Popular Location



Driveway & Garage



Open Plan Living Space



Private Rear Garden



EPC Rating - C



Council Tax Band - F



Welcome

Situated within a popular modern development on the edge of Kinross, 8 Latch Dubh Lane is a beautifully presented four-bedroom detached villa offering spacious and flexible family accommodation over two levels. Benefitting from a generous driveway, integral garage, private gardens and a superb sun room, this impressive home combines contemporary style with practical living, making it an ideal choice for growing families.

The accommodation is thoughtfully designed throughout. On the ground floor, the welcoming entrance leads through to a bright and spacious living/dining room, perfect for both everyday family life and entertaining guests. To the rear, the modern fitted kitchen provides an excellent range of wall and base units and enjoys direct access to the impressive sun room, creating a wonderful open and sociable living space filled with natural light. This room has patio doors leading to the rear garden. A utility room, convenient WC and access to the integral garage complete the ground floor accommodation.

The first floor offers four well-proportioned bedrooms, all benefiting from built-in storage. The principal bedroom features a dressing area and contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Externally, the property enjoys a monoblock driveway providing off-street parking and access to the integral garage. The rear garden offers a private outdoor space ideal for relaxing, entertaining and family enjoyment.

Latch Dubh Lane is a particularly desirable location within Kinross, offering easy access to local amenities, highly regarded schooling, leisure facilities and beautiful Loch Leven.





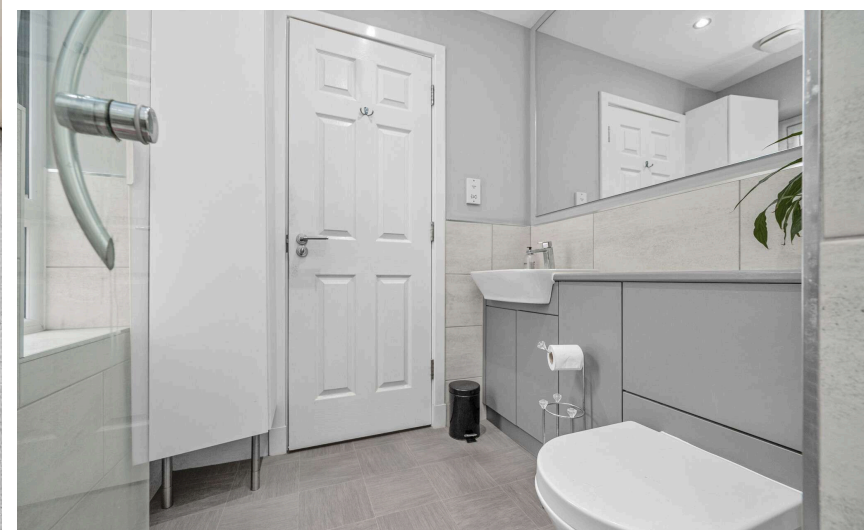
LOCATION

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.









Viewings & Extras

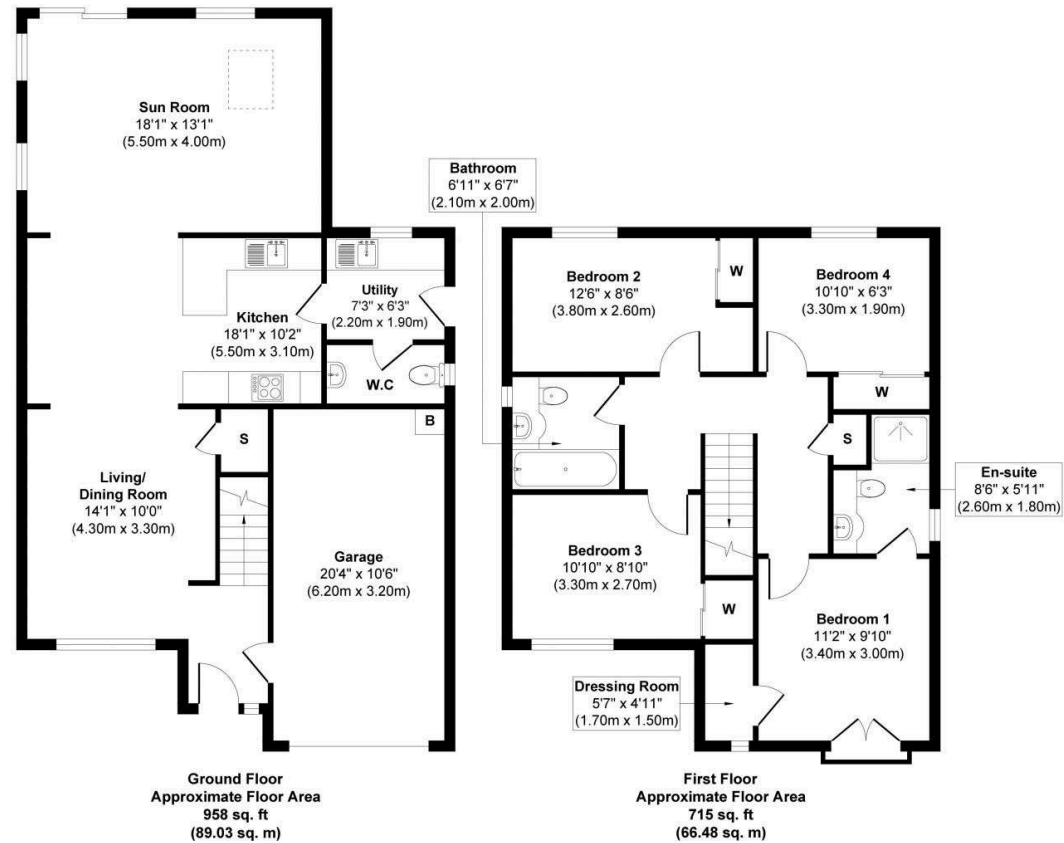
All viewings are strictly by appointment through Morgans.

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.





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Approx. Gross Internal Floor Area 1673 sq. ft / 155.51 sq. m (Including Garage)

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