



Morgans

PROPERTY

The Neuk, Bowton Road, Kinross, KY13 8EG

Offers Over £235,000





Traditional Detached Cottage



2 Double Bedrooms



Spacious Garden with Summerhouse



Driveway & Double Garage



Impressive Living/Dining Room



Traditional Features



EPC Rating - D



Council Tax Band - D





Welcome

The Neuk, Bowton Road is a delightful traditional stone-built detached cottage offering beautifully presented accommodation, a substantial mature garden and a detached double garage. Full of character and charm, this attractive home combines traditional features with stylish modern upgrades, creating a warm and inviting property ideally suited to a wide range of purchasers.

The accommodation is centred around an impressive lounge/dining room, a bright and spacious reception room with ample space for both relaxing and entertaining. A particular feature of the room is the attractive open fireplace with decorative tiled surround and traditional mantelpiece, providing a charming focal point and enhancing the cottage's character and cosy atmosphere. The kitchen is positioned to the rear of the property and is fitted with a range of units providing excellent storage and workspace, the kitchen also benefits from an external door leading directly outside, creating a seamless connection between the home and garden. There are two generously proportioned double bedrooms, both offering comfortable accommodation. The spacious bathroom has been finished to a high standard and features a stunning freestanding roll-top bath with shower over, complemented by elegant tiling and quality fittings to create a luxurious space in which to relax and unwind.





Outside Space

Externally, the property boasts a wonderfully established rear garden which offers a high degree of privacy and a peaceful setting. Predominantly laid to lawn, the garden is interspersed with mature shrubs and flowering borders, providing colour and interest throughout the seasons. The generous outdoor space is ideal for families, keen gardeners and those who simply enjoy spending time outdoors. A patio seating area provides an excellent space for al fresco dining and entertaining, while the attractive summerhouse offers a perfect retreat for relaxing. Adding further appeal is the substantial detached double garage, offering excellent storage or secure parking, alongside off-street parking facilities.

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.





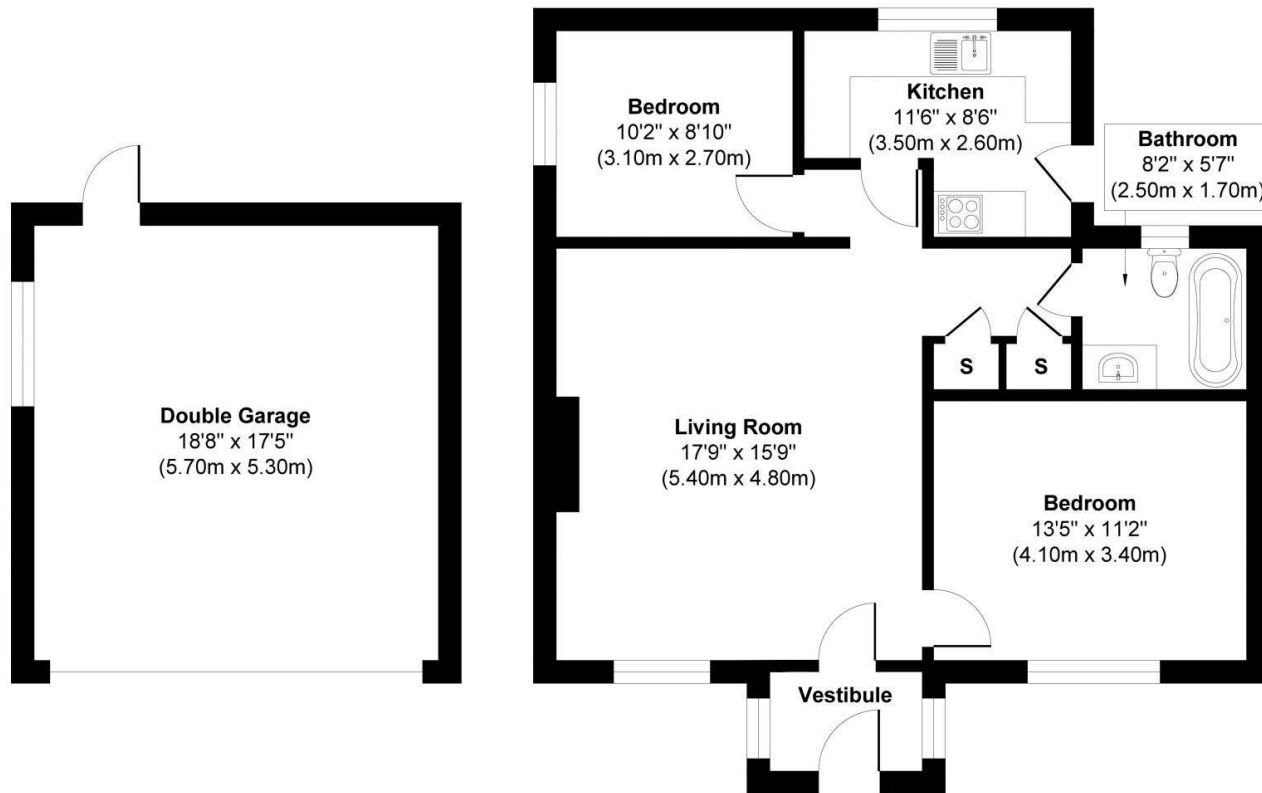
Viewings & Extras

All viewings are strictly by appointment through Morgans.

All fitted floor coverings 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.



Garage
Approximate Floor Area
325 sq. ft
(30.21 sq. m)

Approximate Floor Area
764 sq. ft
(71.00 sq. m)



Approx. Gross Internal Floor Area 1089 sq. ft / 101.21 sq. m (Inc. 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



SOLICITORS | PROPERTY
62 High Street, Kinross, KY13 8AN
Tel: 01577 863424
www.morganlaw.co.uk



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