

27 Sutherland Drive

KINROSS, TAYSIDE, KY13 8BJ



Well-presented four-bedroom detached home with large garden grounds



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This stunning four-bedroom detached property in Kinross is set on large, beautifully kept garden grounds. A spacious driveway leads to a double detached garage, offering plenty of parking for several vehicles.

THE LOUNGE



Entering through the side door, you're welcomed into a bright inner hallway with stairs to the upper level. The large lounge boasts a front-facing window that floods the space with natural light, perfect for relaxing or entertaining. At the rear, the spacious kitchen is well-equipped with a wealth of floor and wall units, plus integrated appliances. The formal dining room is conveniently located at the rear, ideal for gatherings with family and friends.

THE KITCHEN



THE DINING ROOM





Upstairs, the property offers four generous double bedrooms, with the master featuring built-in wardrobes. A stylish three-piece family bathroom with a walk-in shower completes the upper level.

THE SHOWER ROOM



BEDROOM 1



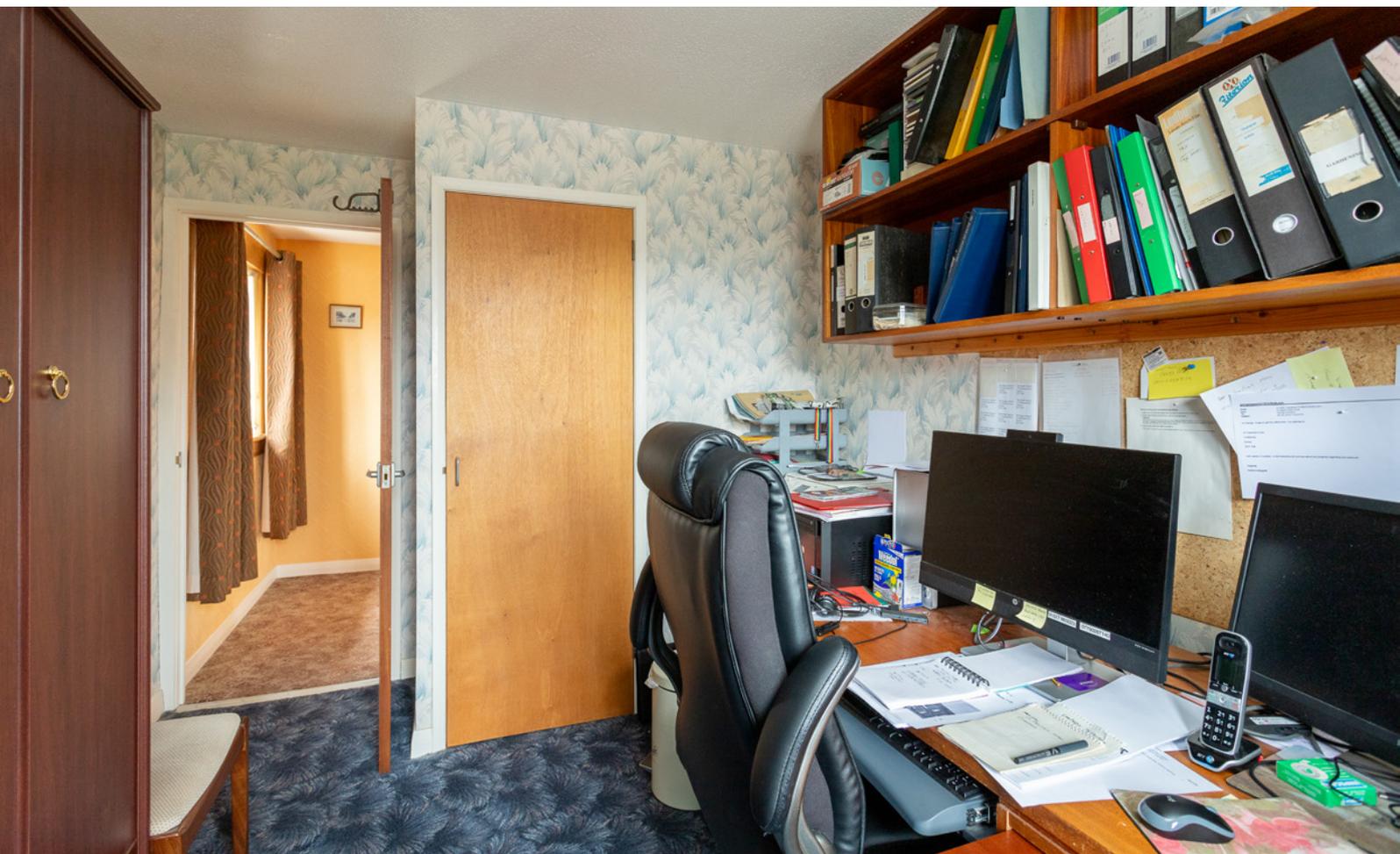
BEDROOM 2



BEDROOM 3



BEDROOM 4

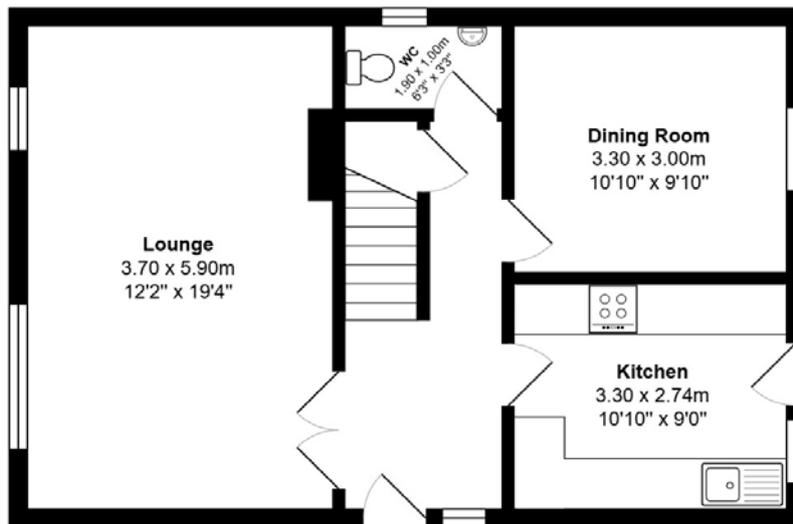
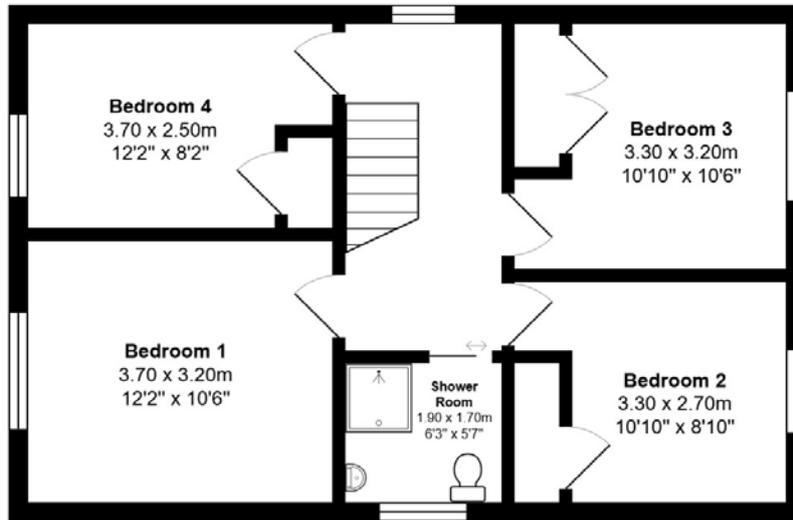


Surrounded by fully enclosed gardens with grassy areas and shrubs, this home is a rare find in a sought-after location. A must-see!

EXTERNALS

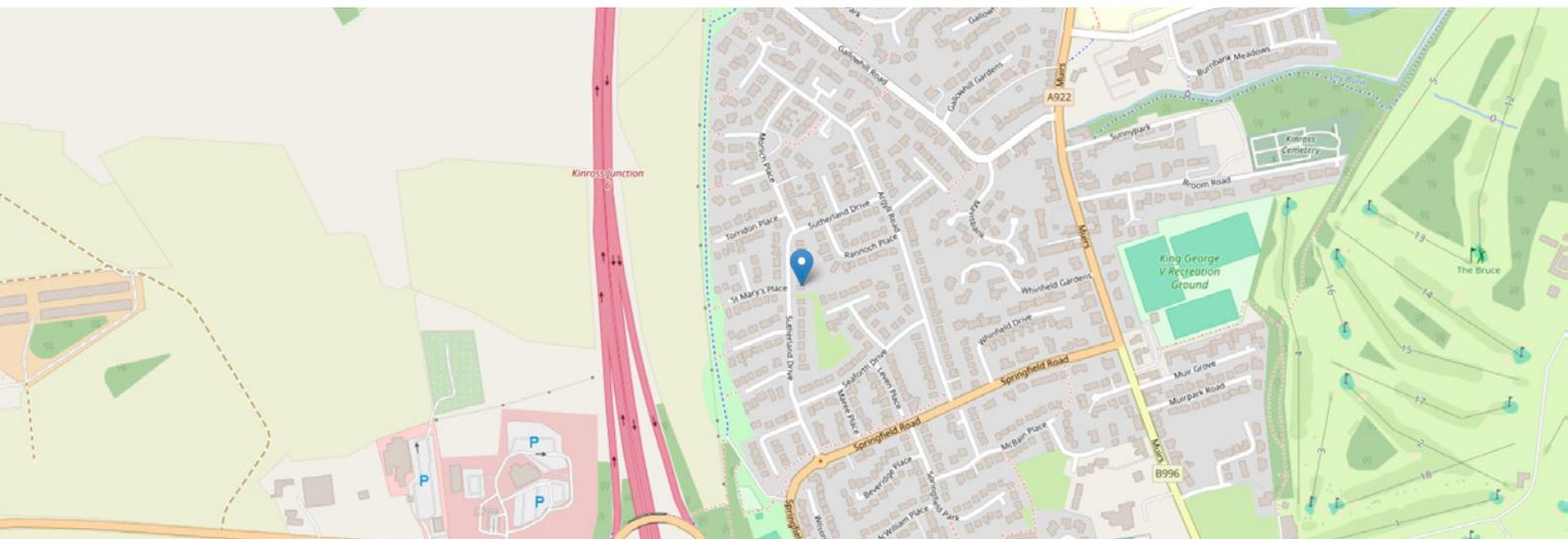


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 107m² | EPC Rating: D



THE LOCATION

Kinross, nestled in the heart of Scotland, exudes charm and character against the backdrop of stunning natural landscapes and historical significance. Situated on the tranquil shores of Loch Leven, Kinross offers residents and visitors alike a unique blend of scenic beauty, rich heritage, and modern amenities. Boasting a vibrant town centre, Kinross is home to a diverse array of shops, boutiques, cafes, and restaurants, catering to every taste and preference. Whether indulging in a leisurely stroll along the bustling High Street or exploring the local markets and artisanal vendors, there's no shortage of opportunities for shopping and socialising.





For those with a passion for the outdoors, Kinross is a paradise waiting to be explored. The picturesque Loch Leven, with its serene waters and picturesque trails, provides the perfect backdrop for a variety of recreational activities, including fishing, sailing, and birdwatching. The Loch Leven Heritage Trail offers panoramic views of the surrounding countryside, while nearby nature reserves and parks offer opportunities for hiking, cycling, and wildlife spotting.

History enthusiasts will delight in Kinross's rich heritage, with notable landmarks such as Kinross House and Loch Leven Castle providing glimpses into the region's storied past. Visitors can immerse themselves in the history of Mary, Queen of Scots, who was famously imprisoned on the island of Loch Leven Castle, adding a layer of intrigue to the area's cultural tapestry.

Families are well-catered for in Kinross, with a range of educational institutions, recreational facilities, and community events fostering a strong sense of belonging and community spirit. Conveniently located within easy reach of major transport links, including the M90 motorway and Kinross railway station, Kinross offers excellent connectivity to nearby cities such as Edinburgh, Dundee, and Perth, making it an attractive option for commuters and travellers alike.

Whether seeking a peaceful retreat amidst nature's splendour or a dynamic hub of activity and culture, Kinross beckons with its timeless allure and endless possibilities, promising a lifestyle enriched by tradition, beauty, and opportunity.



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