

**Morgans**

PROPERTY

9a Hopefield Place, , Kinross, KY13 8FS

£450,000



4



3



2



B



Detached Property



Large Enclosed Garden



Prestigious Location



EPC Rating - B



4 Bedrooms



Large Driveway and Double Garage



Stunning Open Plan Living Area



Council Tax Band - G



## Welcome

Welcome to 9A Hopefield Place, a stunning detached house located in the prestigious area of Kinross. This immaculately presented property boasts four good sized bedrooms, making it an ideal family home. On entry to the property you are greeted by a grand hallway with doors to all ground floor accommodation and a modern staircase leading to the upper level. The spacious formal sitting room offers a perfect space for relaxation, while the contemporary kitchen, complete with a central island, is designed for both functionality and style. The adjoining dining area and family area create a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. Convenience is key in this home, with a useful utility room that provides easy access to the double garage and the large enclosed garden at the rear. The garden is a delightful outdoor space, perfect for children to play or for hosting summer gatherings. The property features two well-appointed ensuite bathrooms, ensuring privacy and comfort for the occupants of the bedrooms. Additionally, there is a family bathroom and a convenient ground floor cloakroom, catering to the needs of a busy household. Parking is never a concern here, as the property offers ample space for up to five vehicles. This home truly combines modern living with practical features, all set in a desirable location. If you are seeking a spacious and elegant family home, 9a Hopefield Place is not to be missed.



## 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.





## Notes

### VIEWINGS

All viewings are strictly by appointment through Morgans.

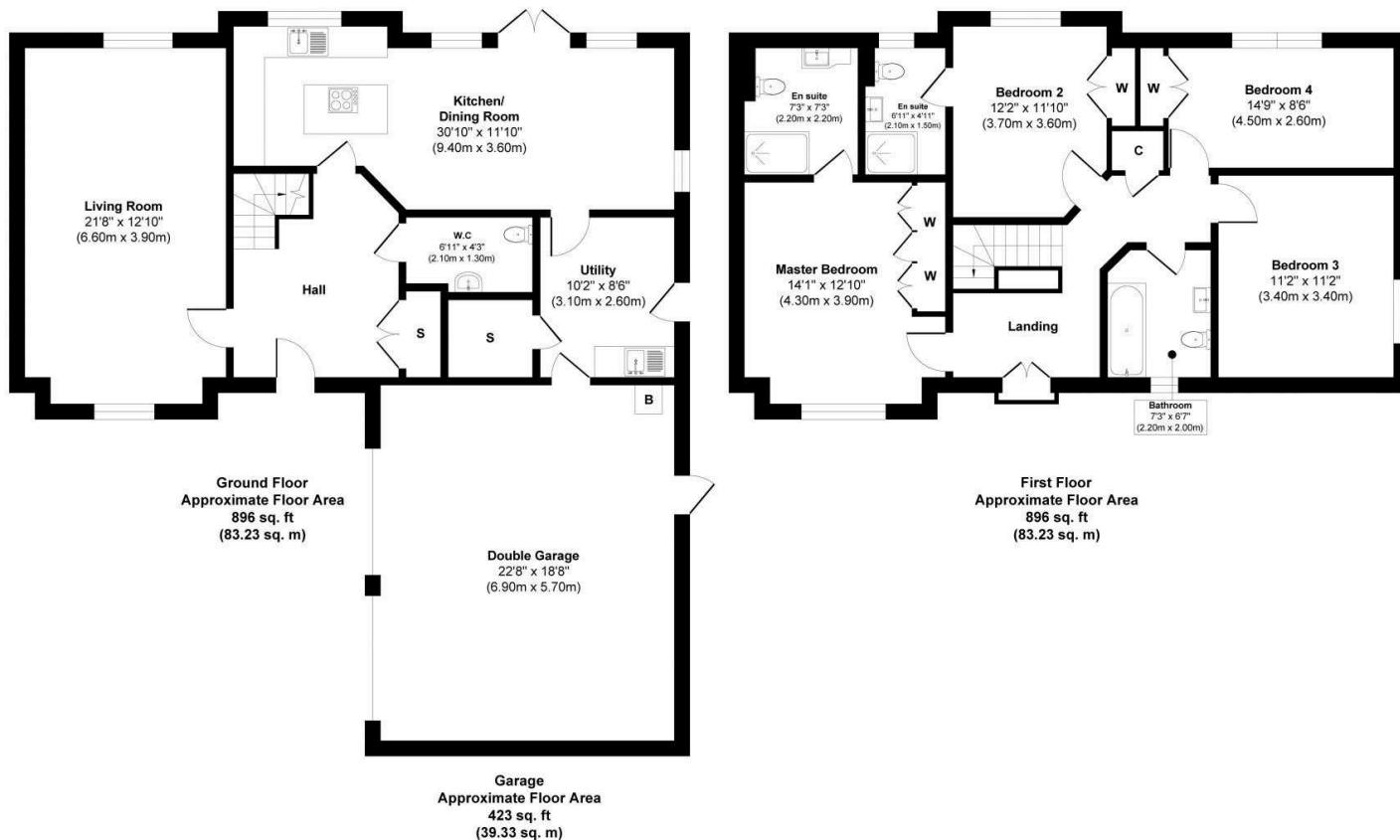
### EXTRAS INCLUDED IN THE SALE

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.





9<sup>A</sup>  
M  
MEDIA

**Approx. Gross Internal Floor Area 2215 sq. ft / 205.79 sq. m (Including 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

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