




McEwan Fraser Legal

Solicitors & Estate Agents

01383 660 570

12 Devonvale Place

KINROSS, PERTSHIRE, KY13 8FR

Kinross

PERTHSHIRE, KY13 8FR



Nestling beside Loch Leven, Kinross is an attractive town with a bustling high street including a leisure centre, good local shops, a monthly farmers market, Sainsbury's supermarket, hotels, restaurants and cafés.

Kinross is a burgh located within the larger district of Perth and Kinross, Scotland. It was originally the county town of Kinross-shire. The site of the original parish church and churchyard are located down a small wynd overlooking Loch Leven, a little away from the town itself.

Recently Kinross has expanded considerably, especially since the construction of the M90 motorway, the main north-south artery which bypasses the town and provides easy access from Edinburgh, Glasgow, Dundee and Perth. A park and ride service makes travelling throughout east-central Scotland easily viable on a daily basis with many making the commute to Dunfermline or Edinburgh from here. Many people working within a commuting radius of Kinross have settled in the town owing to its convenient central location and excellent local amenities.

There are roughly 4000-5000 people living in Kinross. Education is of paramount importance to every family and Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly-rated private schools including Dollar Academy and Strathallan are within easy travelling distance.

Kinross High School is located in Loch Leven Community

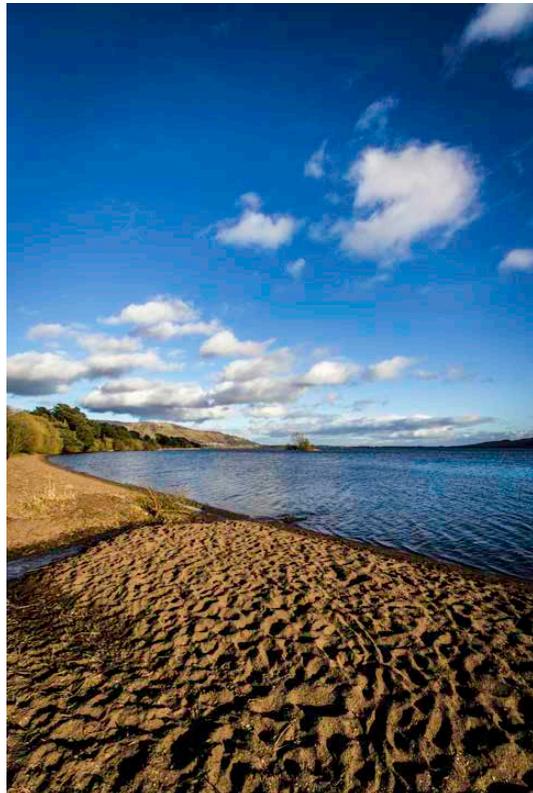
Campus which also offers a wide range of sport and leisure facilities for both pupils and the wider Kinross-shire community. Additional facilities also include the Library and Catering offered at the campus.

Primary and nursery schooling is available at the newly built Kinross Primary School, within only a five minute walk from the property at Devonvale Place.

Kinross offers many opportunities for getting out and being active, with countless options for walking and cycling in the local area. A recently developed path called the Loch Leven Trails has been developed which offers a twelve and a half km walking and cycling heritage trail around the shoreline of Loch Leven. It begins at RSPB Vane Farm Nature Reserve via Findatie to Kinross Pier/Kirkgate Park. The well-preserved ruins of Loch Leven Castle sit on Castle Island and can be reached by boat during the summer months.

Loch Leven is also a popular holiday base for tourists, who especially appreciate its proximity to Edinburgh, Glasgow, Stirling, Perth and St Andrews (all lying within an hour's drive of Kinross).

Nearby, there are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket and other fitness sports. Add to that all major sporting and entertainment venues in Scotland can be easily reached via the motorway network and it quickly becomes clear why Perth and Kinross-Shire is such a popular location.



12 Devonvale Place

KINROSS, PERTHSHIRE, KY13 8FR

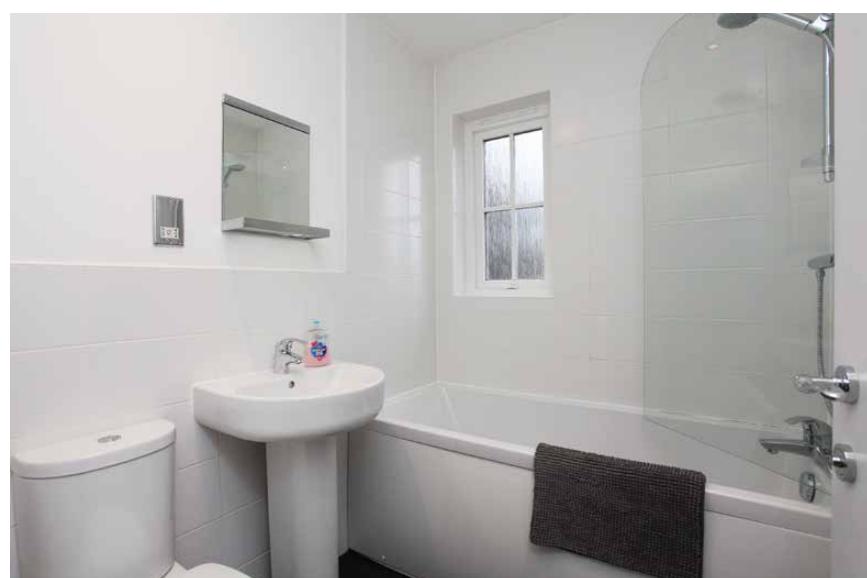
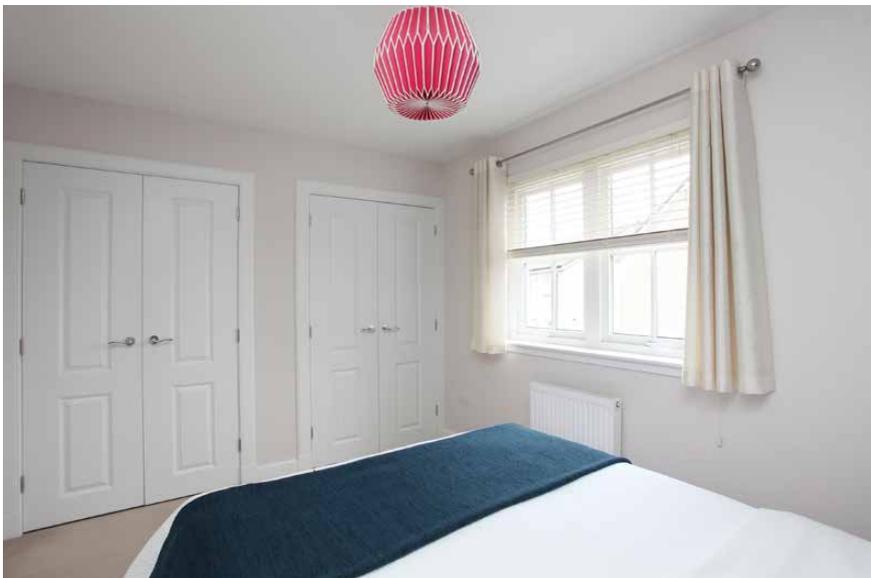
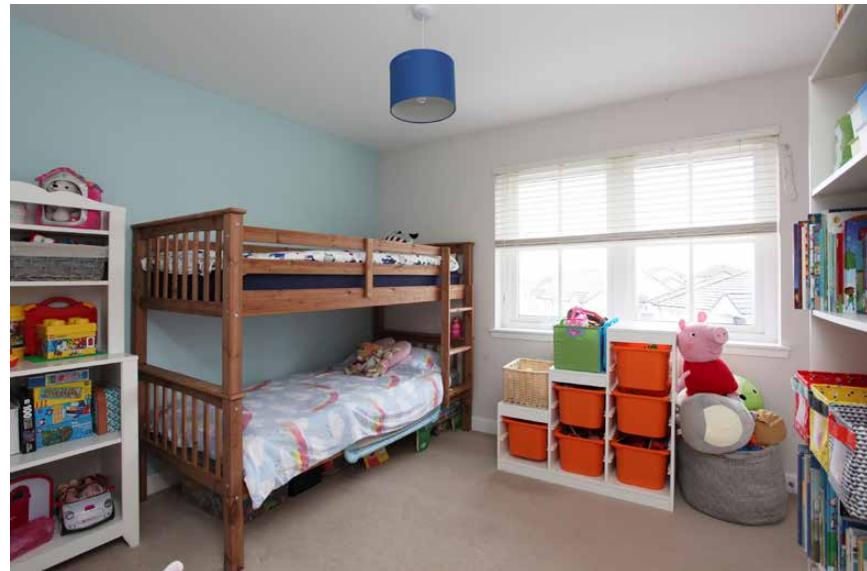
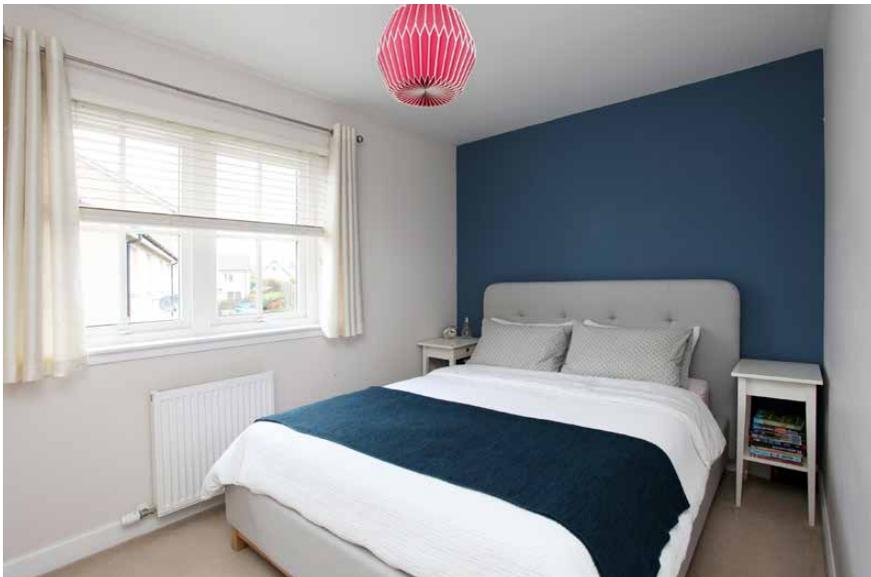
12 Devonvale Place is situated on a corner plot of a central yet quiet location within the town of Kinross, only minutes away from all the town has to offer.

The entrance to the property is through a double glazed front door into the lounge. The spacious lounge is pleasantly located to the front with a window looking out to the front garden and a large under-stairs cupboard providing ample storage. The breakfasting kitchen is a good size and offers a good range of stylish floor and wall mounted units with integrated appliances and a door leading to the rear garden. The kitchen also has a pantry-style cupboard in the kitchen providing storage. Also on this level there is a handy WC.

The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are two spacious good sized double bedrooms on this level with fitted wardrobes and views across the countryside. This completes the accommodation on offer.

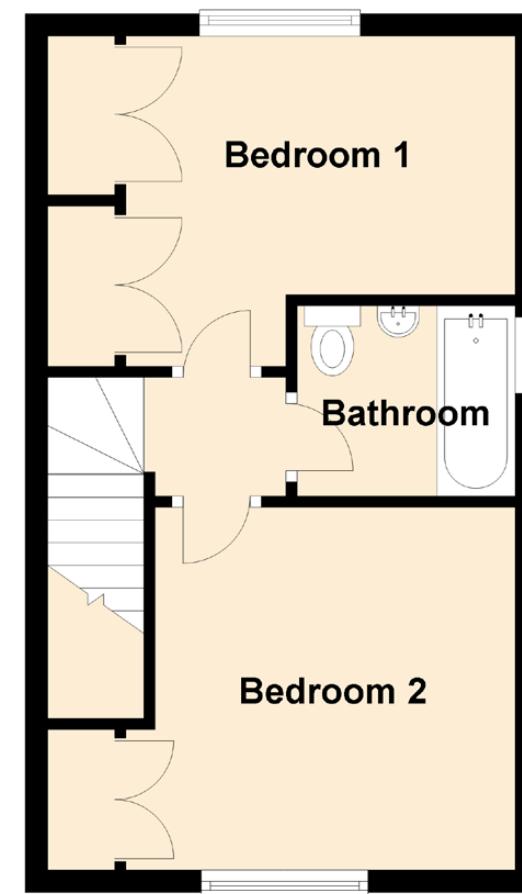
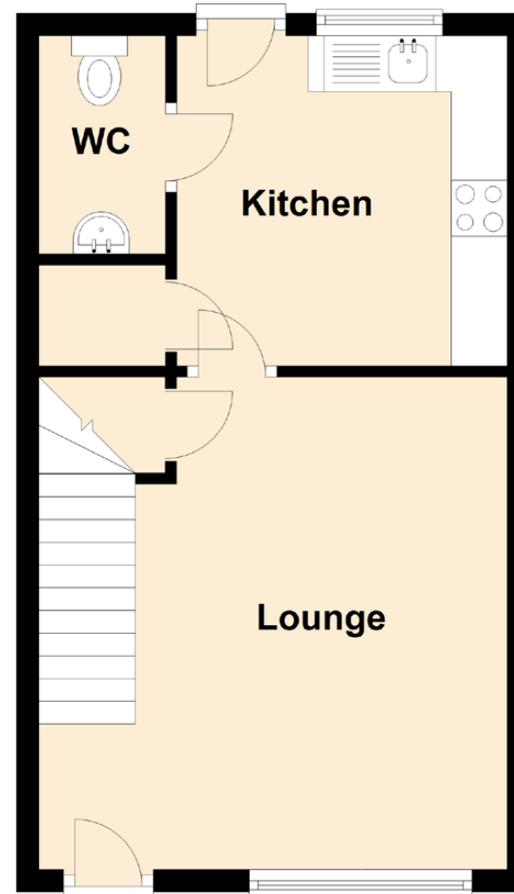
The property further benefits from double glazing, gas central heating, sizeable garden with large patio, lawn and shed and parking space. This is a must-see to appreciate the accommodation on offer.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.18m (13'9")
Kitchen	2.95m (9'8") x 2.95m (9'8")
WC	1.95m (6'5") x 1.15m (3'9")
Bedroom 2	3.48m (11'5") x 3.24m (10'8")
Bathroom	1.95m (6'5") x 1.70m (5'7")
Bedroom 1	3.48m (11'5") x 2.95m (9'8")

Gross internal floor area (m²): 62m² | EPC Rating: C

Extras (Included in the sale): Floor coverings. Light fittings, blinds and integrated appliances.

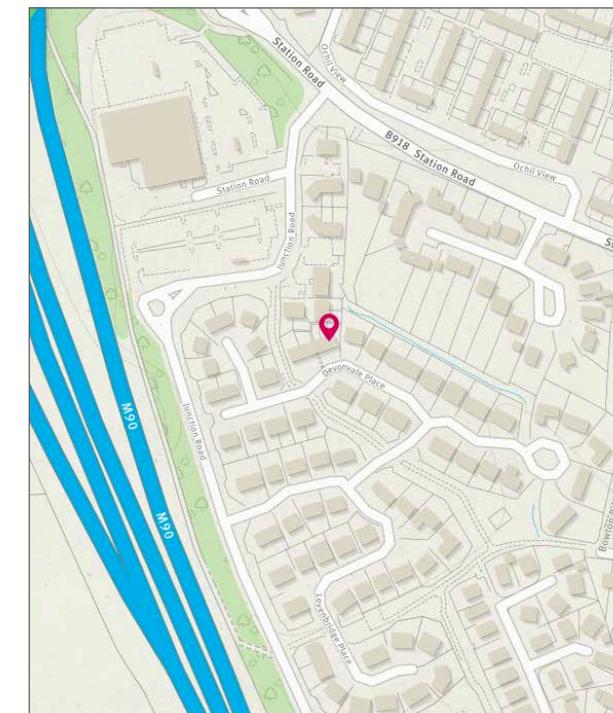
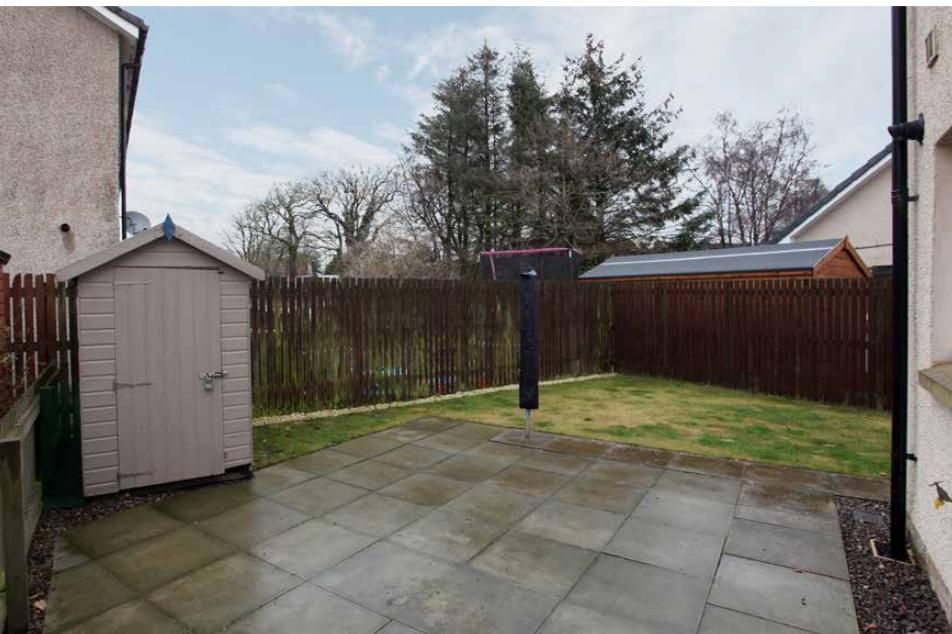


Image credit: <https://www.danfancsurvey.co.uk/comps/>




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01383 660 570
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAY STEIN
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALLY CLARK
 Designer