



**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

**5 Kellieside Park**

KINROSS, PERTSHIRE, KY13 0NR

# THE LOCATION

KINROSS, PERTHSHIRE, KY13 0NR

Nestled amidst the breathtaking landscapes of Scotland, Kinross is a charming town that captivates residents and visitors alike with its picturesque setting and rich historical heritage. Situated in the heart of the country, Kinross enjoys a prime location that offers both tranquillity and convenient access to a wide array of amenities and attractions. Surrounded by rolling hills, serene lochs, and lush greenery, Kinross is a haven for nature enthusiasts. Loch Leven, a stunning freshwater lake, serves as a centrepiece of the town, providing opportunities for boating, fishing, and lakeside walks. The surrounding countryside offers picturesque trails, ideal for hiking, cycling, and exploring the great outdoors.

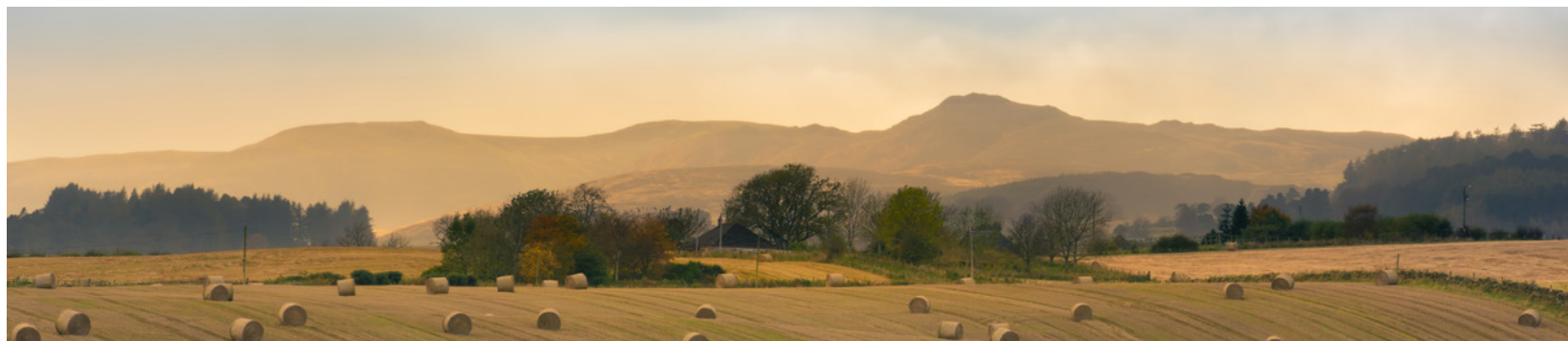
Beyond its natural beauty, Kinross is known for its warm and welcoming community. The town's charming High Street is lined with a variety of independent shops, boutiques, and cosy cafes, creating a vibrant atmosphere for leisurely shopping and socializing. Kinross also boasts a range of local amenities, including schools, healthcare facilities, and recreational spaces, ensuring that residents have everything they need within easy reach.

The town's central location makes it an ideal base for those seeking to explore Scotland further. Within a short drive, you can reach some of the country's most iconic destinations. The historic city of Perth, with its cultural attractions, shopping centres, and dining options, is just a stone's throw away. Edinburgh, Scotland's capital, is easily accessible, offering a wealth of museums, galleries, and world-renowned festivals.

For families, Kinross provides an excellent environment for raising children, with a strong sense of community, reputable schools, and a range of activities catering to all ages. From local sports clubs and leisure centres to community events and festivals, there is always something to engage and entertain the whole family.

Kinross also benefits from excellent transportation links, with easy access to major road networks, including the M90 motorway, connecting you to major cities and towns across Scotland. The nearby train stations provide convenient rail connections, allowing for seamless travel throughout the country.

Whether you seek the tranquillity of the countryside, a close-knit community atmosphere, or the convenience of urban amenities, Kinross offers the perfect balance. With its stunning natural surroundings, rich heritage, and convenient location, this idyllic town presents a captivating place to call home. Discover the unique charm of Kinross and embrace the exceptional quality of life it offers.



# 5 KELLIESIDE PARK

KINROSS, PERTHSHIRE, KY13 0NR

McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this modern, spacious three-bedroom bungalow situated in an exclusive development and enjoys amazing panoramic views over Fife and beyond.

This beautifully presented property includes the entrance vestibule, hallway, with oak flooring and a large lounge/dining area featuring a log burning stove, a large window flooding the room with natural light with access to all areas from here. Across from the dining room is a versatile room, currently used as a toy room, that could be used in many different ways such as a home office.

The open plan kitchen featuring a modern granite surface with an integrated oven, microwave, hob, fridge/freezer and dishwasher opens to the utility room with access to the rear garden area with a double aspect window. The adjacent utility room features a washing machine and tumble dryer. This area is the hub of the home and the perfect place for entertaining with family and friends.

The property has three double bedrooms with en-suites and integrated wardrobes. The

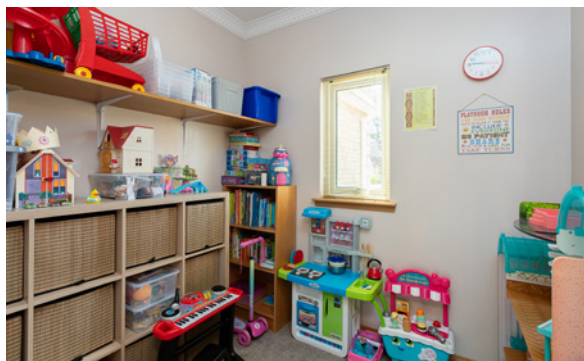
master bedroom has a fully tiled bespoke en-suite shower room, a large walk-in dressing room and office. There is a four-piece modern family bathroom with a bath and a separate shower cabinet, there is also a further toilet and washbasin.

In addition, the property benefits from a floored loft area with the potential to extend upwards if required, subject to planning permission.

5 Kellieside Park sits in substantial garden grounds which wrap around the property with views from all angles of the garden, lying mainly to the south-facing front of the property. The block-paved driveway leads to the large double detached garage with electrically operated doors. The garden area itself is laid mainly to lawn, offset with a variety of shrubs and trees with adjacent raised beds and giving amazing views over the countryside.

This commodious house has a flexible layout where each room could be easily transformed depending on the purchaser's needs and would make a wonderful family home. Viewing is highly recommended to appreciate this wonderful family home.

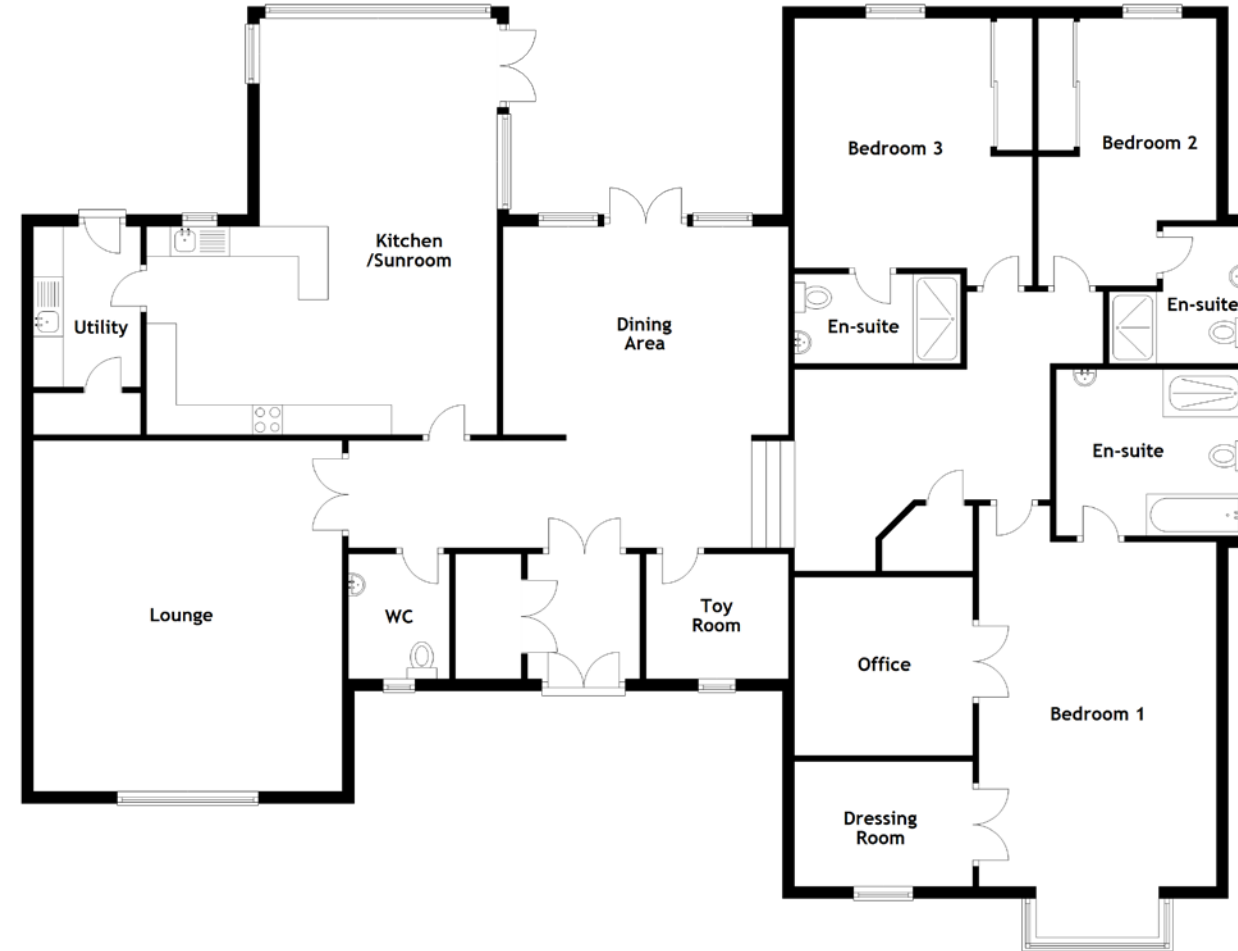








# SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP



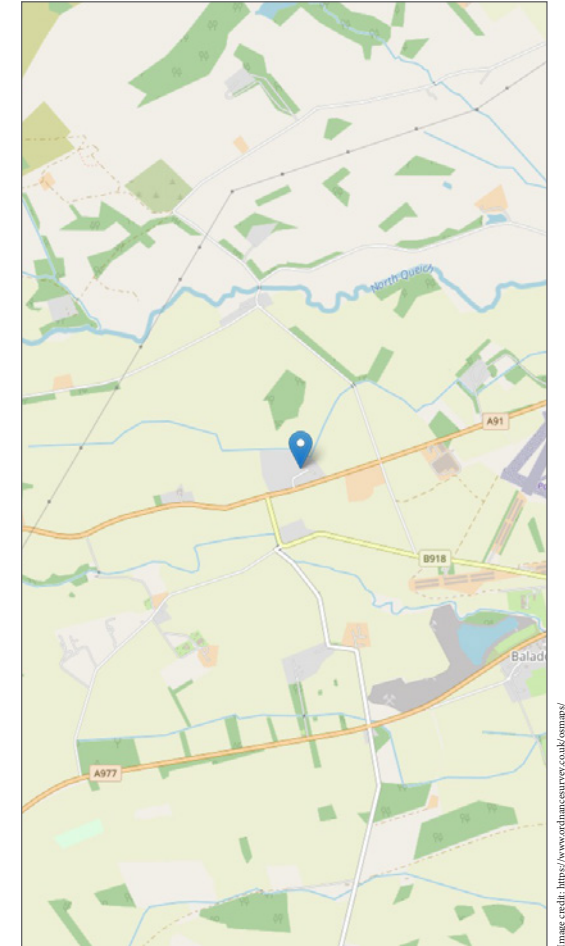
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.90m (19'4") x 5.20m (17'1")
Dining Area	4.80m (15'9") x 3.50m (11'6")
Kitchen/Sunroom	7.00m (23') x 5.90m (19'4")
Utility	2.70m (8'10") x 1.80m (5'11")
WC	2.10m (6'11") x 1.70m (5'7")
Toy Room	2.40m (7'10") x 2.10m (6'11")
Bedroom 1	6.40m (21') x 4.00m (13'1")
En-suite	3.20m (10'6") x 2.80m (9'2")
Dressing Room	3.00m (9'10") x 2.10m (6'11")
Office	3.00m (9'10") x 3.00m (9'10")
Bedroom 2	4.50m (14'9") x 3.00m (9'10")
En-suite	2.30m (7'7") x 2.30m (7'7")
Bedroom 3	4.50m (14'9") x 4.00m (13'2")
En-suite	2.80m (9'2") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 223m<sup>2</sup>

EPC Rating: D

Extras: Floor coverings, light fittings, blinds, window dressings and integrated appliances.






**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**  
Area Sales Manager



Professional photography  
**GRANT LAWRENCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer