

6 Levenbridge Place

KINROSS, KY13 8FL



Wonderful five-bedroom detached house in a popular residential location



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We are delighted to offer to the market this stunning five bedroom detached villa, positioned on an enviable plot in a highly sought after location. The property is finished to a high standard. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



On entering the home through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The spacious lounge is naturally bright and neutrally finished. Adjacent to the lounge is the fifth bedroom, double in size and could be used for a variety of other uses.

THE LOWER BEDROOM (5)



THE KITCHEN/DINER



The fully fitted kitchen/dining area has been beautifully fitted to include a quality range of floor and wall mounted units with striking worktops and splashbacks, which provides a fashionable and efficient workspace. The kitchen further benefits from integrated appliances. The utility room provides plumbing facilities for a washing machine and there are doors to the two-piece WC and rear garden.



THE UTILITY & WC





The feature staircase leads up to the upper level of the accommodation, where you will find four generous sized bedrooms all with a range of space for free-standing furniture. The ample space is provided by built-in fitted wardrobes, which provide excellent storage space. The master bedroom also benefits from a beautiful en-suite bathroom. The contemporary four-piece family bathroom completes the property internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

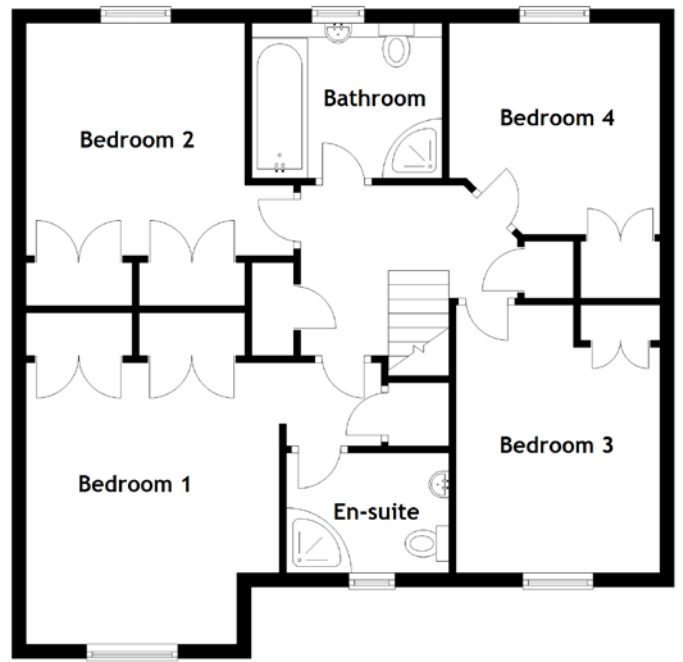
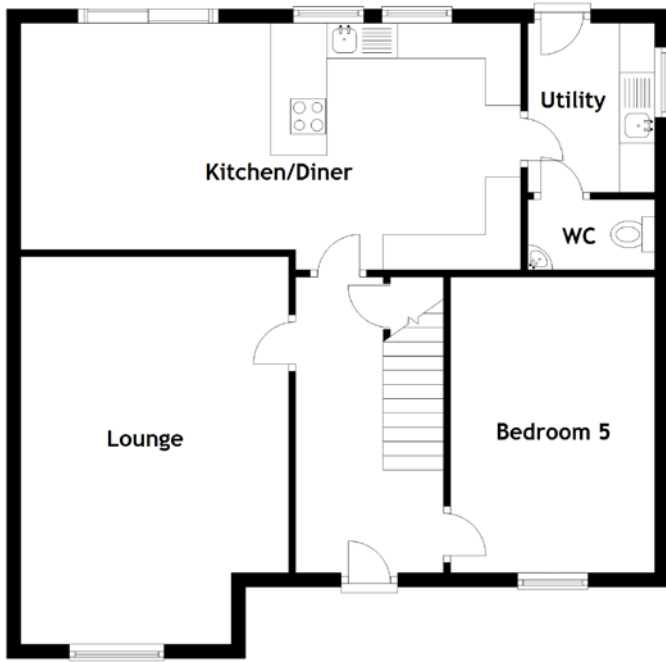


Externally, the property can be accessed via the large drive. There are, also, well-maintained private gardens. The rear garden is where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal, safe and secure environment. This property also benefits from double glazing and gas central heating.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP



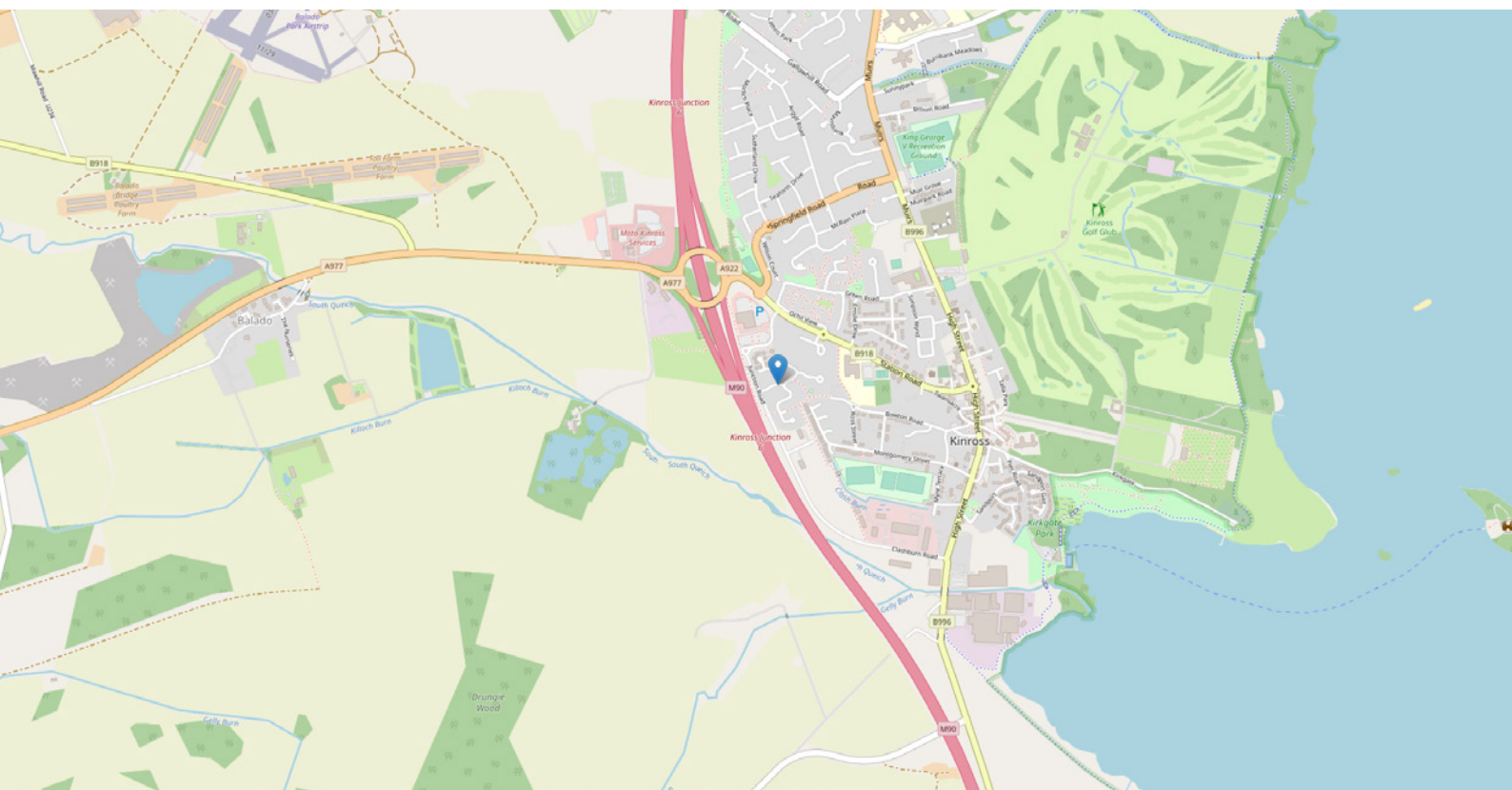
Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Lounge	5.50m (18'1") x 3.80m (12'6")
Bedroom 5	4.20m (13'9") x 2.90m (9'6")
Kitchen/Diner	7.10m (23'4") x 3.50m (11'6")
Utility	2.40m (7'11") x 1.80m (5'11")
WC	1.80m (5'11") x 1.00m (3'3")

First Floor

Bedroom 1	5.05m (16'7") x 4.00m (13'1")
En-suite	2.30m (7'7") x 1.70m (5'7")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bedroom 3	3.80m (12'6") x 2.90m (9'6")
Bedroom 4	3.00m (9'10") x 3.00m (9'10")
Bathroom	2.70m (8'10") x 2.20m (7'3")

Gross internal floor area (m²): 147m² | EPC Rating: C



THE LOCATION

McBain Place sits in a popular, residential area of Kinross and is within walking distance of most amenities including Sainsbury's supermarket. Often quoted as being the "best place to live", Kinross-shire, is a beautiful county bordered by Perthshire to the north, Fife to the East and South, and, Clackmannanshire to the West.





Set amidst gently rolling hills it is the ideal location for hillwalking, golf, cycling, fishing, bird watching or just relaxing and enjoying the beauty of Scotland. The county town, Kinross, is situated at junction 6 on the M90 providing 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.

Known as the gateway to the Highlands, Kinross-shire nestles around the stunning shores of Loch Leven. For a small county, Kinross-shire is rich in history and natural beauty. Excellent schooling is available at both primary and secondary levels. Kinross High Street has recently undergone major improvements.



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