

# 33 Alexander Drive

KINROSS, KY13 8TY



*IMMACULATELY PRESENTED THREE  
BEDROOM BUNGALOW*



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33 Alexander Drive is a stunning three-bedroom bungalow located in a desirable location. Once inside, you will be greeted with first-class specification and cleanliness.

There is an entrance hallway allowing access to all rooms. An impressive lounge is flooded with natural light. The focal point for the lounge being the well-designed conservatory to the side with French doors leading through.









The dining area will accommodate a large dining table and eight chairs. The kitchen has worktop space and is fitted throughout with good quality floor and wall-mounted units. Access is gained to the rear gardens from the kitchen.





All three bedrooms are double size. The master bedroom benefits from wardrobes and an en-suite WC. The shower room is spacious and offers a contemporary three-piece suite.

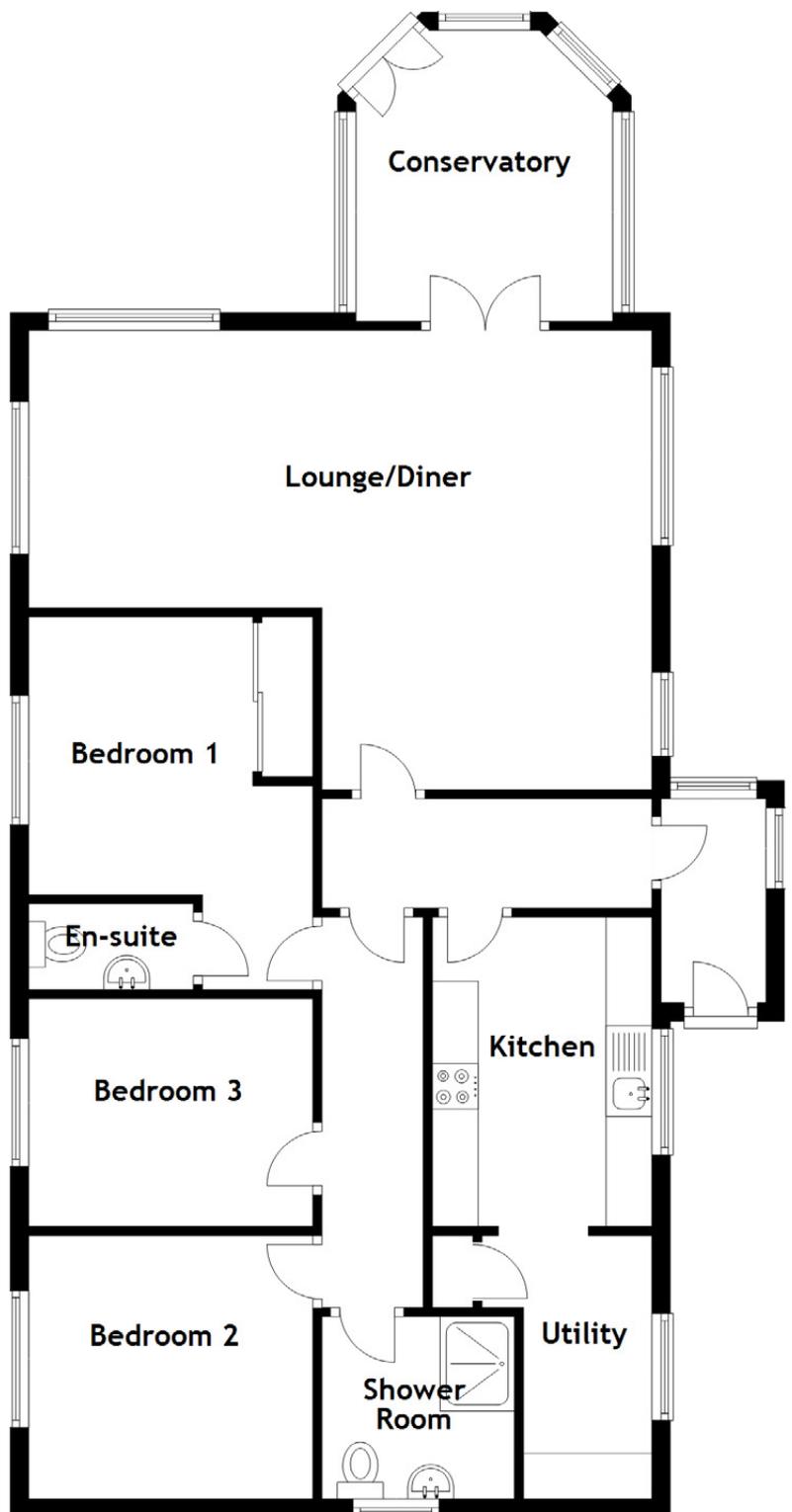




**Bedroom 2**







Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.80m (22'4") x 5.05m (16'7")	Bedroom 3	3.10m (10'2") x 2.50m (8'3")
Kitchen	3.40m (11'2") x 2.40m (7'10")	Shower Room	2.10m (6'11") x 2.00m (6'7")
Conservatory	3.20m (10'6") x 2.80m (9'2")	En-suite	1.80m (5'11") x 0.95m (3'1")
Utility	2.90m (9'6") x 1.40m (4'7")		
Bedroom 1	4.10m (13'5") x 3.10m (10'2")	Gross internal floor area (m <sup>2</sup> ): 88m <sup>2</sup>	
Bedroom 2	3.10m (10'2") x 2.90m (9'6")	EPC Rating: D	

The property also includes double glazing throughout, gas central heating and a large garage with up and over door.

The enclosed rear garden offers great privacy, featuring several well-designed patios, with an area of grass and mature shrubs.





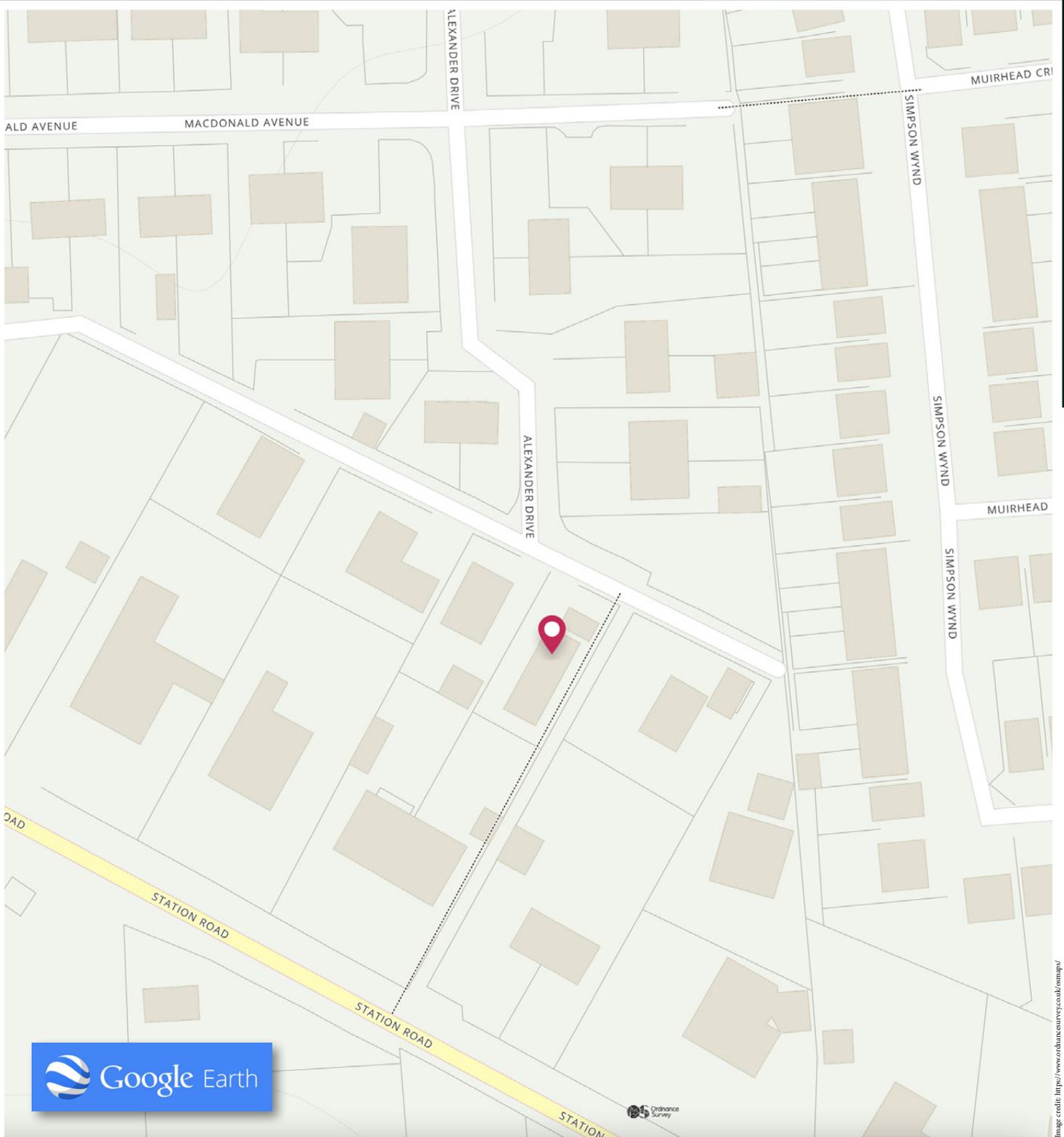
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33 Alexander Drive sits in a popular, residential area of Kinross and is within walking distance of most amenities including Sainsbury's supermarket. Often quoted as being the "best place to live", Kinross-shire, is a beautiful county bordered by Perthshire 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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