

19 Devonvale Place

KINROSS, KY13 8FR



Extraordinary five-bedroom detached villa that represents the epitome of luxurious living



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Presenting an extraordinary opportunity to own a magnificent five-bedroom detached villa, exuding elegance and sophistication in every aspect. Boasting two en-suite shower rooms and the flexibility to utilize the fifth bedroom as a home office or family room, this impeccably designed residence offers an exceptional living experience. With a spacious kitchen/diner, a garage for convenience, and exquisitely landscaped gardens, this property epitomizes luxury living and showcases quality fittings and fixtures throughout.

THE LOUNGE



From the moment you step inside, you are greeted by an elegance that emanates from the carefully crafted details and the impeccable craftsmanship. The living spaces are thoughtfully arranged to provide both a sense of openness and privacy, catering to the diverse needs of modern lifestyles.

THE FAMILY ROOM/BED 5



THE KITCHEN/DINER



The heart of this remarkable villa lies in its expansive kitchen/diner, a true culinary haven. The large and well-appointed kitchen boasts top-of-the-line appliances, ample counter space, and an abundance of storage options. This inviting space is perfect for creating culinary masterpieces or hosting memorable gatherings with family and friends. The adjoining dining area offers an ideal setting for enjoying meals while taking in views of the beautifully landscaped gardens, seamlessly blending indoor and outdoor living.



THE UTILITY & WC





The villa comprises five generously proportioned bedrooms, each exuding its own unique charm and character. Two of the bedrooms feature en-suite shower rooms, adding a touch of luxury and convenience to everyday life. The remaining bedrooms offer versatile options for customization, with the fifth bedroom providing the opportunity to be utilized as a home office or a cosy family room, catering to your specific lifestyle needs. The attention to detail extends to the impeccably designed bathrooms, where quality fittings and fixtures have been carefully chosen to create a sense of opulence and refinement. The en-suite shower rooms boast modern finishes and provide a private sanctuary for relaxation and rejuvenation.

THE BATHROOM



BEDROOM 1



Two of the bedrooms feature en-suite shower rooms, adding a touch of luxury and convenience to everyday life



BEDROOM 2



BEDROOMS 3 & 4



For those in need of additional storage or secure parking, the property includes a garage, offering practicality and convenience for homeowners. This feature ensures that all your storage and parking needs are met without compromising on the aesthetic appeal of the villa. The beautifully landscaped gardens surrounding the property create an oasis of tranquility and enhance the overall ambiance. Thoughtfully designed and meticulously maintained, these gardens provide a serene backdrop for outdoor activities, entertaining guests, or simply enjoying the beauty of nature.

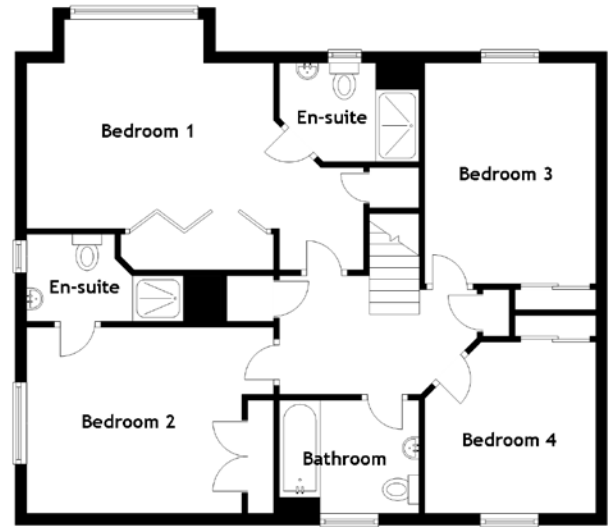
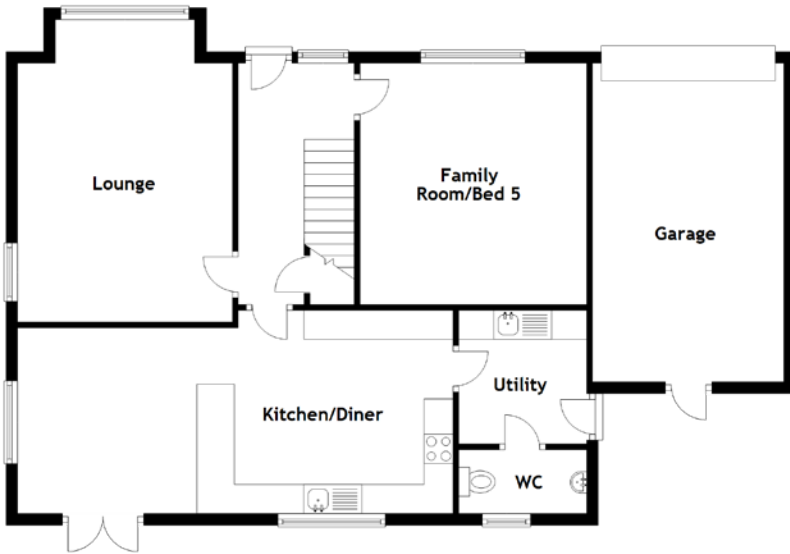
This villa's prime location further enhances its desirability, with easy access to a range of amenities, including schools, shops, and recreational facilities. The surrounding area offers an idyllic setting, combining a peaceful residential environment with the convenience of urban living.

In summary, this extraordinary five-bedroom detached villa represents the epitome of luxurious living. With two ensuite shower rooms, the flexibility of a fifth bedroom that can be used as a home office or sitting room, a spacious kitchen diner, a garage, and exquisitely landscaped gardens, this property showcases impeccable craftsmanship and quality fittings and fixtures. Don't miss the opportunity to experience the epitome of refined living. Schedule a viewing today and embark on a journey of timeless elegance and unmatched comfort.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



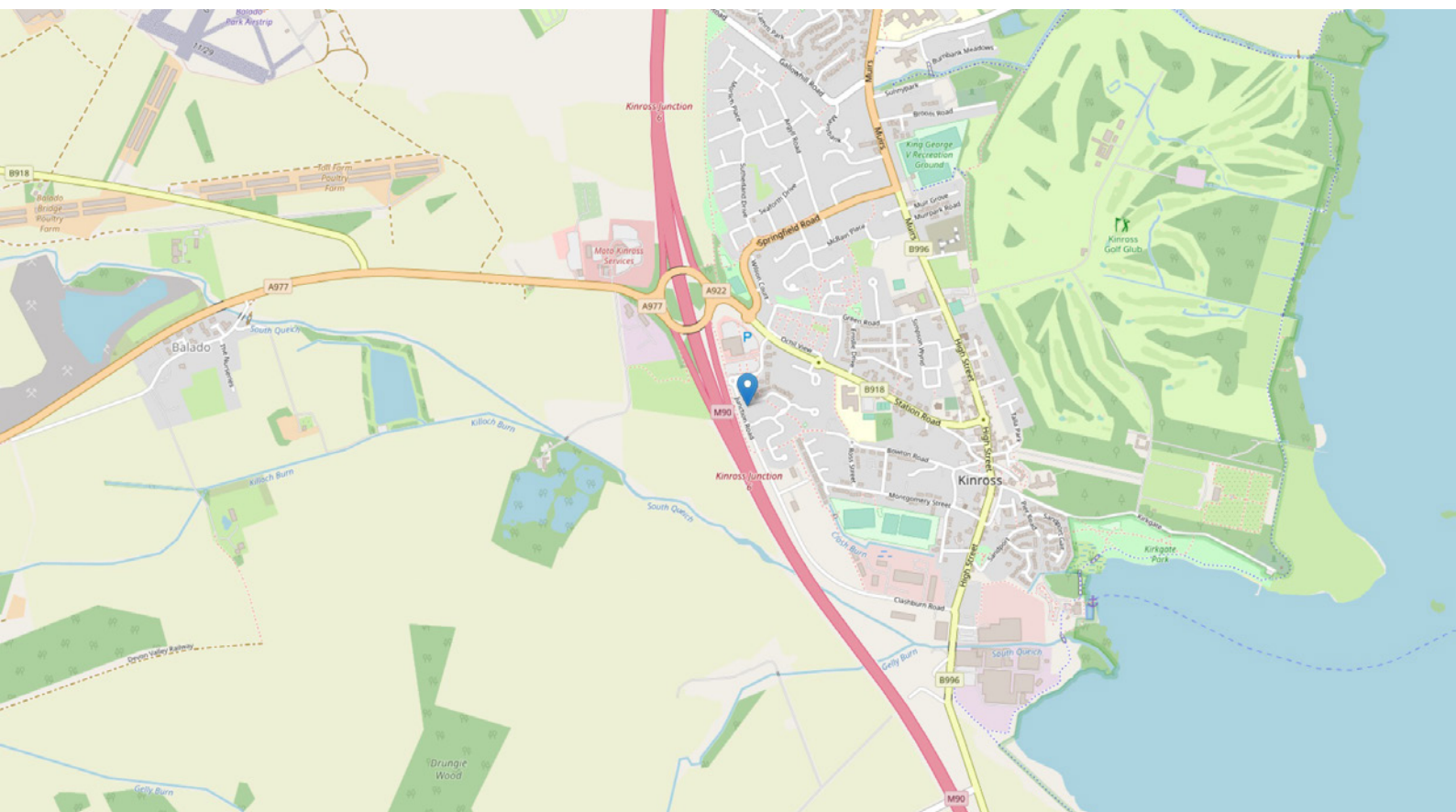
Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.70m (12'2")
Family Room/Bed 5	4.15m (13'7") x 2.90m (9'6")
Kitchen/Diner	7.50m (24'7") x 3.75m (12'4")
Utility	2.30m (7'7") x 2.20m (7'3")
WC	2.20m (7'3") x 1.10m (3'7")
Bathroom	2.40m (7'10") x 1.95m (6'5")
Bedroom 1	4.95m (16'3") x 3.60m (11'10")

En-suite	2.35m (7'9") x 1.70m (5'7")
Bedroom 2	4.30m (14'1") x 3.20m (10'6")
En-suite	2.70m (8'10") x 1.50m (4'11")
Bedroom 3	3.80m (12'5") x 2.95m (9'8")
Bedroom 4	2.95m (9'8") x 2.95m (9'8")
Garage	5.85m (19'2") x 3.30m (10'10")

Gross internal floor area (m²): 153m²

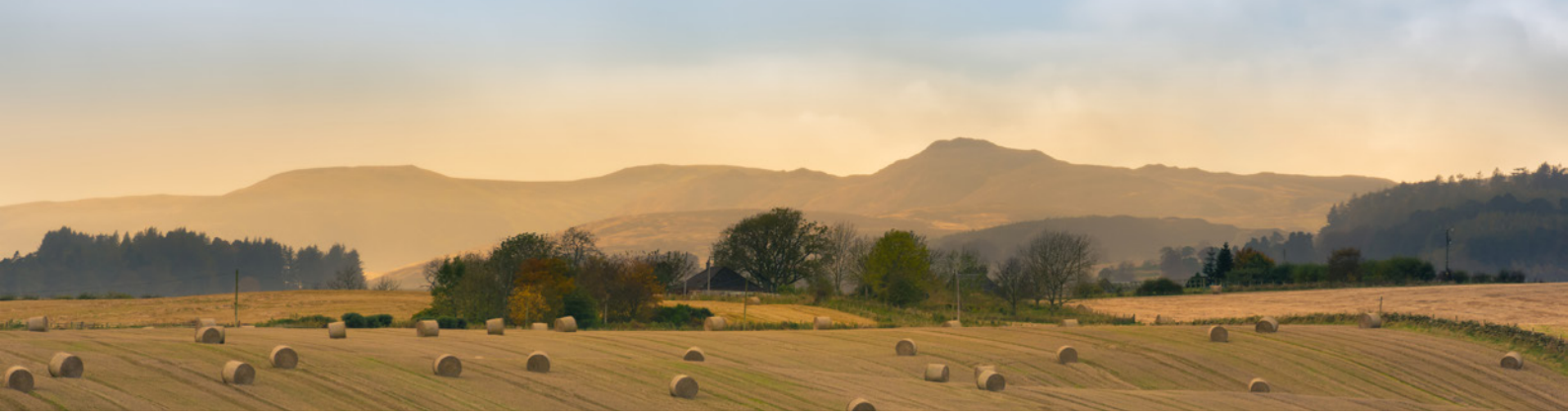
EPC Rating: B



THE LOCATION

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 tranquility 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.



McEwan Fraser Legal
Solicitors & Estate Agents

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

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