

# 6 Brough Terrace

KINNESSWOOD, KINROSS, KY13 9HP



*Wonderful three-bedroom extended home in walk-in condition*



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6 Brough Terrace is a delightful family villa in excellent condition. The present owners have upgraded the property and it is in excellent order.

# THE LOUNGE



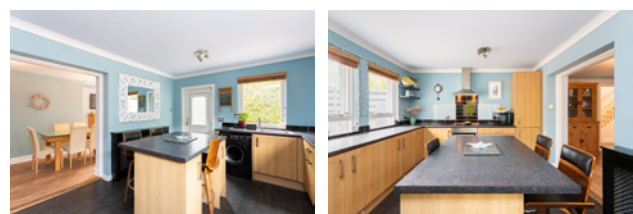
There is a welcoming reception hall with stairs leading to the upper level. The lounge is a good size and has a front-facing window.



# THE KITCHEN



The fully fitted kitchen/dining is located to the rear with a full range of floor and wall-mounted units and a door leading out to the landscaped rear gardens.



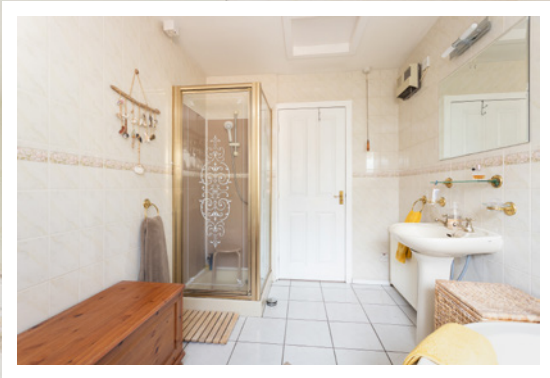


# THE DINING ROOM





# THE BATHROOM



The bathroom is also located on the lower level and has a white suite comprising of shower over, WC and wash hand basin complete with splashback tiling. There are three double bedrooms on the upper level all of which are a good size, with panoramic views across Loch Leven. The property features double glazing and gas central heating throughout.





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





The gardens to the rear have been landscaped to incorporate low maintenance with a central pathway and a paved section to the rear, all fully enclosed by a wooden slatted fence. A lengthy driveway leading to a garage/summer house providing ample off-street parking.

Viewing is highly recommended to appreciate the accommodation on offer.

# EXTERNALS & VIEW









# FLOOR PLAN, DIMENSIONS & MAP



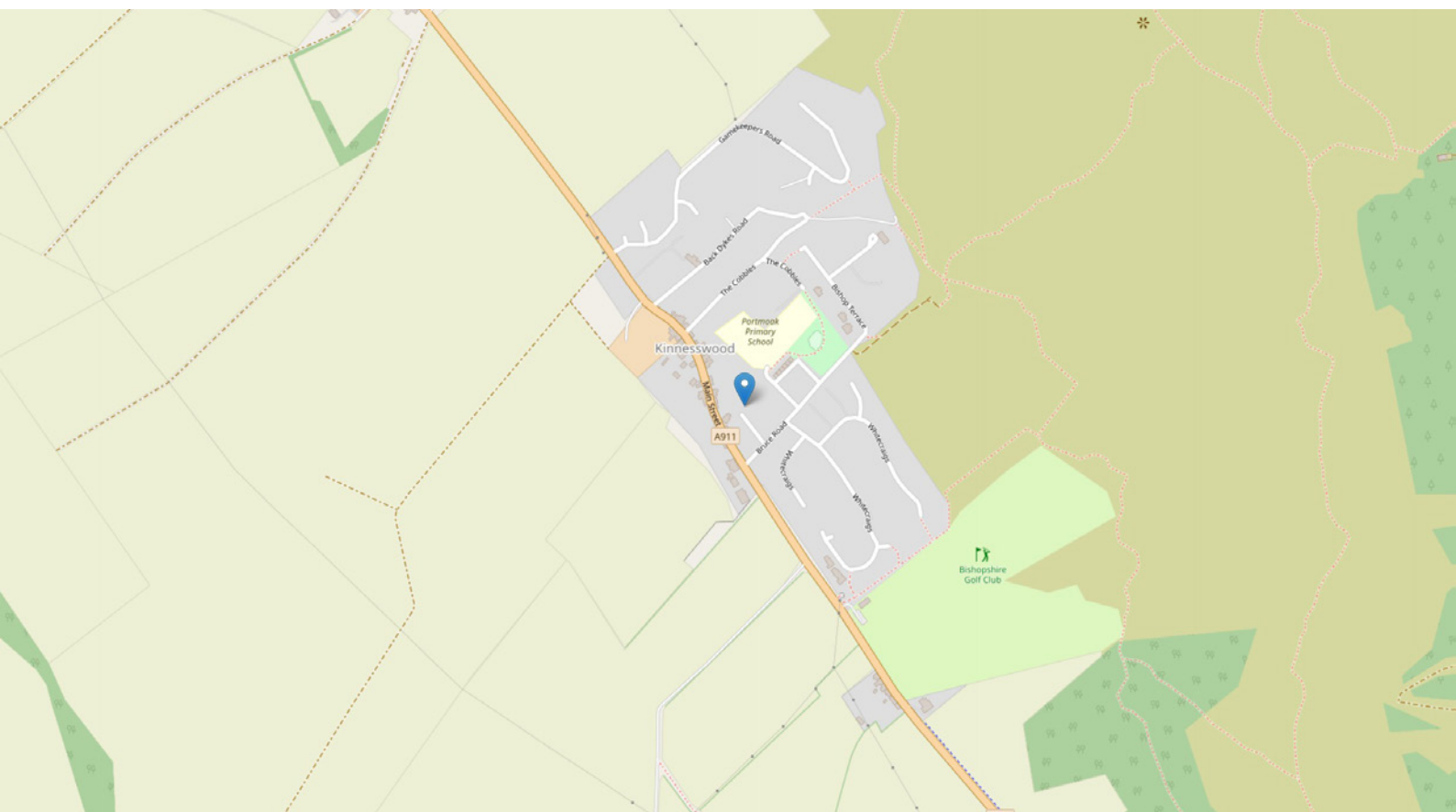
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")
Dining Room	5.30m (17'5") x 2.60m (8'6")
Kitchen	4.70m (15'5") x 3.40m (11'2")
Bathroom	3.40m (11'2") x 2.20m (7'3")
Bedroom 1	4.60m (15'1") x 2.60m (8'6")

Bedroom 2	3.70m (12'2") x 3.40m (11'2")
Bedroom 3	3.90m (12'10") x 2.70m (8'10")
Studio	5.70m (18'9") x 5.70m (18'8")

Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup> | EPC Rating: E

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





# THE LOCATION

Kinnesswood is a vibrant, semi-rural idyll sitting with Bishop Hill behind, Benarty to the left and Loch Leven directly in front. This vibrant little village has a large sense of community spirit and is a consistent winner of floral awards.







Amenities include the highly regarded primary school, golf course, filling station and village shop. Country inns, serving food, are on the doorstep as are two very popular farm shops. The Scottish gliding centre is one and a half miles away with plenty of opportunities for sports such as paragliding and hang gliding from Bishop Hill. Undoubtedly, this is an area of outstanding beauty and park and ride facilities at nearby Kinross make this accessible to the commuter.



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