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**31 LEVENBRIDGE PLACE**  
KINROSS  
KY13 8FL



An exceptionally well presented three bedroom detached bungalow enjoying a favourable plot position within a quiet cul de sac in the popular Levenfield development.

Built by renowned local builder GS Brown in 2014 the property offers thoughtfully designed accommodation formed on one level. Accommodation in full comprises; welcoming reception hallway, attractive rear facing sitting room with French Doors leading to the private rear gardens, impressive open plan living/dining and kitchen area with a range of floor and wall mounted units and additional doors to the garden. The master bedroom is generous in size and benefits from a contemporary shower room. There are two further double bedrooms and a well appointed family bathroom.



### AT A GLANCE

- Detached bungalow
- Open plan living/dining
- Three bedrooms (master with shower room)
- Sitting room with French Doors

### THE FINER DETAIL

- Gas central heating
- Double glazed
- Private rear gardens
- Garage
- EPC Band C







Warmth is provided to the property via a efficient gas central heating system and the windows are double glazed throughout.

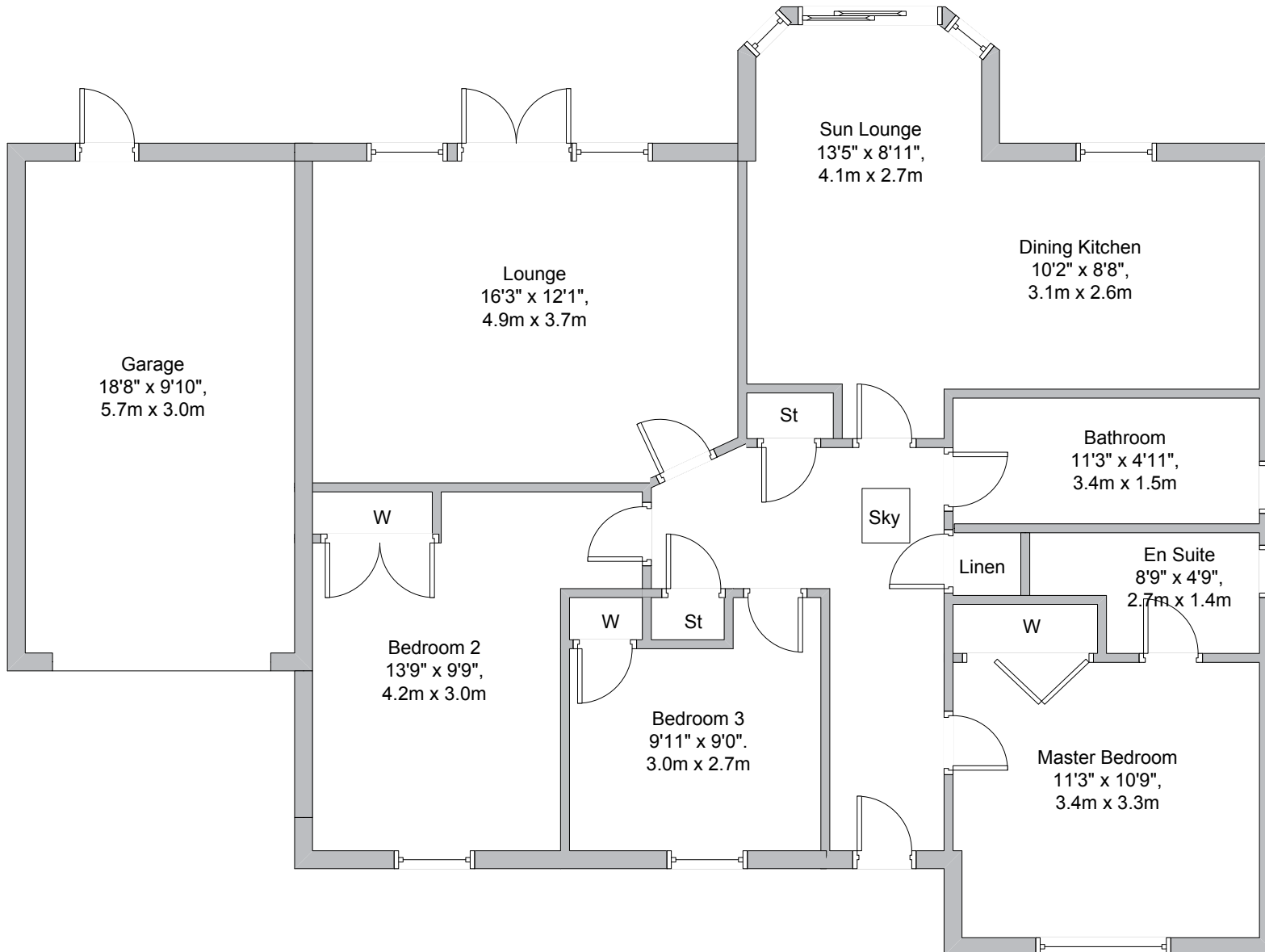
External there are beautifully maintained private gardens to the rear which have been mainly laid to lawn. There is a drying area and small patio, perfect for outdoor entertaining. To the front of the property there is a generous mono-bloc driveway which provides parking for a number of vehicles and leads on to the garage.

The former county town of Kinross lies to the east of the picturesque Loch Leven and is surrounded by superb countryside. There are many outdoor activities in and around Kinross to suit a wide variety of tastes including a choice of golf courses, trout fishing on the loch, cycling, woodland and hill walking or a stroll around the magnificent gardens of Kinross House. Indoor leisure activities include a swimming pool and squash courts at the Loch Leven Centre. Kinross town centre is within easy reach and contains a variety of shops, restaurants and local services. Levenbridge is well placed with both a supermarket and the local primary school adjacent to the development. Kinross High School offers a high standard of secondary education and has an excellent reputation.

The development is situated to the west of the town centre and is ideally located for accessing the M90 which provides easy commuting to Edinburgh, Perth, Dundee and Glasgow. The nearby Park And Ride facility provides express coach services to Edinburgh and Perth, as well as local bus services.







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EPC Band C

Approx gross internal area 1033 sqft | 96 sqm

Property reference XG1421

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Find out more contact Clyde Property Perth: 26 George Street, Perth PH1 5JR. T: 01738 507070 F: 01738 629439 E: perth@clydeproperty.co.uk



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