



Morgans

PROPERTY

5 Broom Court, Kinross, KY13 8AH

Offers Over £355,000











Situated in the quiet cul-de-sac of Broom Court, Kinross, this charming detached villa offers a perfect blend of comfort and convenience. With its prime location adjacent to playing fields and a golf course, this property is ideal for families and outdoor enthusiasts alike. Upon entering, you are welcomed by a spacious entrance hall that leads to a large lounge/Dining Room, where natural light floods in through French doors that open directly into the garden. This seamless connection to the outdoor space makes it perfect for entertaining or simply enjoying a peaceful afternoon. The dining kitchen is thoughtfully designed, featuring a rear door for easy access to the garden. The home boasts four well-proportioned bedrooms, providing ample space for family and guests. Notably, one of the bedrooms is conveniently located on the ground floor, offering flexibility for various living arrangements. Completing this lovely home are two bathrooms, including a family bathroom and an en suite shower room, ensuring that everyone has their own space and comfort.





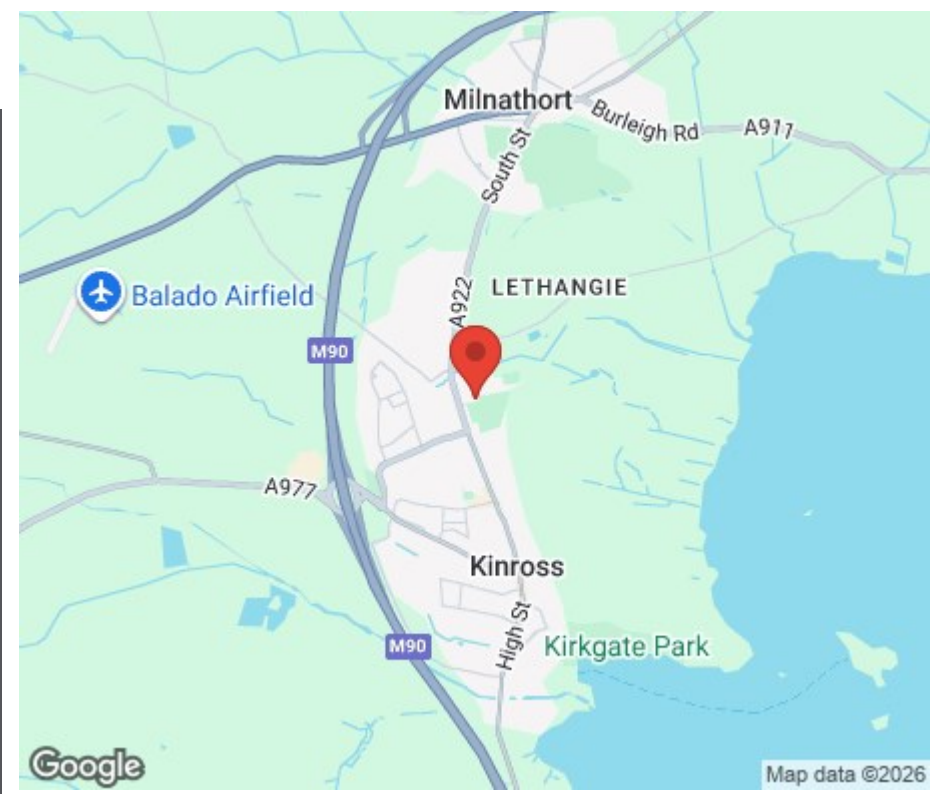


## OUTSIDE SPACE

The property boasts well-maintained gardens to both the front and rear, offering ample outdoor space for relaxation and play. The front garden features driveway parking, leading to a detached single garage, providing both convenience and additional storage. The rear garden is a true sanctuary, fully enclosed for privacy, and includes a delightful patio seating area surrounded by mature trees, making it an ideal spot for alfresco dining or simply unwinding in nature. There is gated access from the rear garden giving direct access to the playing fields at the rear. The playing fields lead directly on to the golf course and Loch Levens heritage trail. This level circuit follows a path right around the Loch Leven National Nature Reserve. The route takes you to many beautiful spots on the lochside and through varied woods and marshland, and is particularly renowned for its birdlife. There are several opportunities for cafe stops along the way.

**EXTRAS INCLUDED IN THE SALE** - All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

**VIEWINGS** - All viewings are strictly by appointment through Morgans







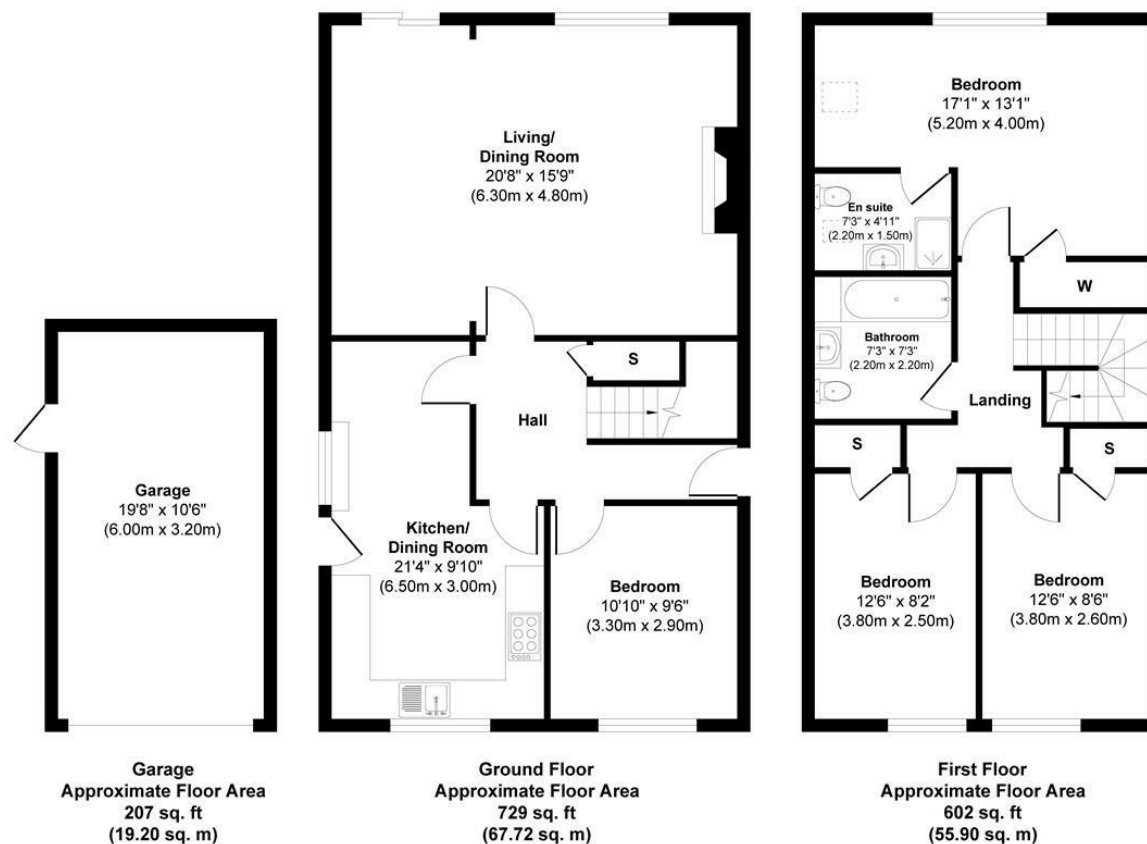












**Approx. Gross Internal Floor Area 1538 sq. ft / 142.82 sq. m (Including Garage)**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



**SOLICITORS | PROPERTY**

62 High Street, Kinross, KY13 8AN

Tel: 01577 863424

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



**espc**

**s1homes.com**

**rightmove**

**Zoopla.co.uk**

**onTheMarket.com**

**naei | propertymark**  
**PROTECTED**

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.