



Morgans

PROPERTY

13 Mains Of Mawcarse, Kinross, Kinross, KY13 9SF

Offers Over £420,000







New Build Steading



4 bedrooms



Garden to side and rear



2 Private Parking Spaces



Semi Rural



Stunning Rural Location



C



Council Tax Band - G





## Welcome

Located in the charming semi-rural area of Mains of Mawcarse, Kinross, this well-presented steading offers a delightful blend of modern living and countryside charm. With four spacious bedrooms, this property is perfect for families seeking a tranquil lifestyle while remaining conveniently close to local amenities.

Upon entering, you are greeted by a welcoming entrance hallway that leads to the upper floor. The formal lounge is currently used as a yoga studio and features floor to ceiling windows overlooking the front allowing natural light to flood the space. The heart of the home is undoubtedly the impressive open-plan kitchen, dining room, and family room. This expansive area is designed for both entertaining and everyday living, complete with a cosy wood burner that adds warmth and character. The dual aspect floor-to-ceiling windows and doors not only enhance the sense of space but also offer stunning views of the surrounding countryside, creating a serene backdrop for family gatherings and quiet evenings alike. Additionally, the property boasts a separate utility room, providing practicality and convenience for busy households. The upper level boasts four generously sized bedrooms, ensuring ample space for relaxation and privacy. The principal suite is particularly noteworthy, featuring an en-suite shower room that adds a touch of luxury to your daily routine.







### OUTSIDE SPACE

Outside, the property boasts two private parking spaces to the front, ensuring convenience for residents and guests alike.

The large rear garden is a true gem, featuring raised planters and multi-use areas that invite creativity and outdoor enjoyment. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind while taking in the beautiful views over surrounding countryside, this outdoor space caters to all.

### VIEWINGS

All viewings are strictly by appointment by calling Morgans on 01577 863424.

### EXTRAS INCLUDED IN THE SALE

All fitted floor coverings and light fittings will be included in the sale.















## Mains of Mawcarse

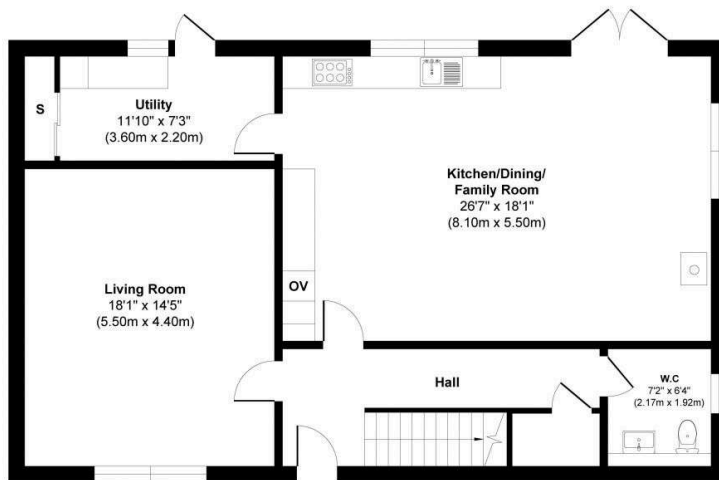
Mawcarse, Milnathort, Kinross and the surrounding rural countryside have earned a popular reputation, in part for their well-regarded school catchment and also their proximity to the M90. Milnathort is a charming Village situated just off the M90 motorway and offers a number of local shops, and a highly respected primary school and nursery. Milnathort enjoys a scenic setting close to Loch Leven, amid panoramic open countryside and the surrounding hills. The neighbouring town Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Kinross provides Secondary education within its Community Campus. The Community Campus also houses Kinross Library, Kinross Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Kilgraston, Glenalmond, Craigclowan and Strathallan are all within easy reach.

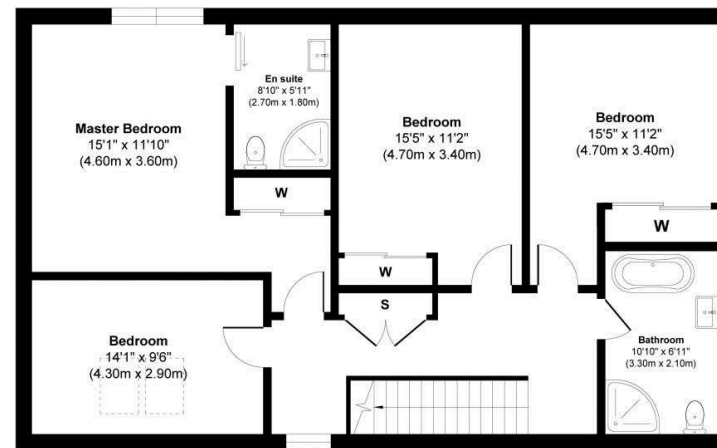
## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Ground Floor  
Approximate Floor Area  
1045 sq. ft  
(97.06 sq. m)



First Floor  
Approximate Floor Area  
1045 sq. ft  
(97.06 sq. m)



**Approx. Gross Internal Floor Area 2090 sq. ft / 194.12 sq. m**

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



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