

Simple Approach



**9 Drumeuther Way, Kinross  
KY13 8RH**

**Offers over £183,000**

Simple Approach are delighted to welcome this bright, spacious and very well presented semi-detached house on Drumeuther Way, Kinross to the residential market. This stunning family home comes to the market in superb condition throughout and has been decorated with taste and style in neutral tones from start to finish, comprising; a warm and welcoming lounge with large, rear-facing window, through to a very modern dining kitchen with integrated appliances. A convenient WC is also available on the first level. Level two of the property provides three double bedrooms, one being the Master En-Suite and a stylish family bathroom. This family home is perfectly located on Drumeuther Way and without compromising the benefits of nearby surrounding amenities such as local shops and supermarkets set just minutes away. Boasting sought-after features such as gas central heating, double glazing and well maintained gardens to the front and back, this property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer or growing family looking for a well-situated property in move-in condition throughout, which only viewing will confirm.

**Kitchen**

7'8" x 10'9" (2.35 x 3.30)

**Downstairs w/c**

6'7" x 2'8" (2.01 x 0.83)

**Entrance Hallway**

6'6" x 6'7" (1.99 x 2.01)

**Bedroom 1**

11'4" x 11'5" (3.46 x 3.50)

**Ensuit**

5'6" x 4'9" (1.70 x 1.45)

**Bedroom 2**

7'9" x 8'11" (2.37 x 2.73)

**Bedroom 3**

7'10" x 8'11" (2.41 x 2.74)

**Bathroom**

6'5" x 5'11" (1.96 x 1.81)

**External**

This property comes with a driveway for two cars and a private back garden with a modern decking area to enjoy with family and friends.

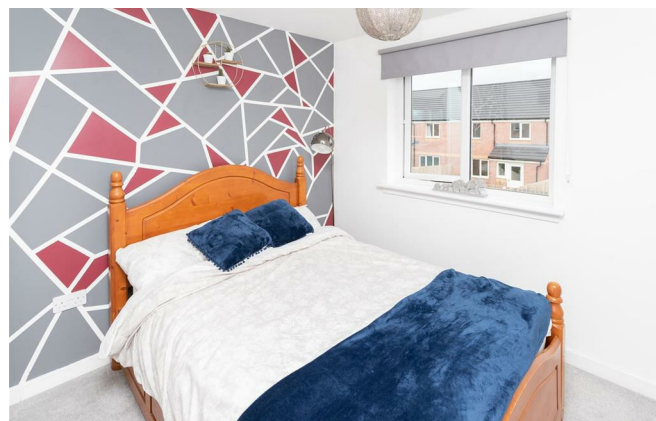
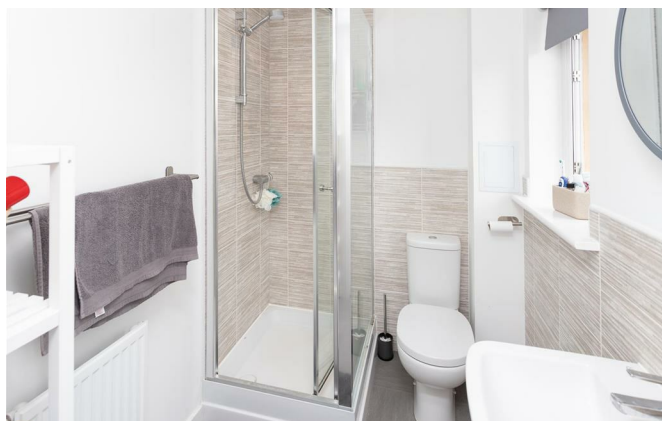
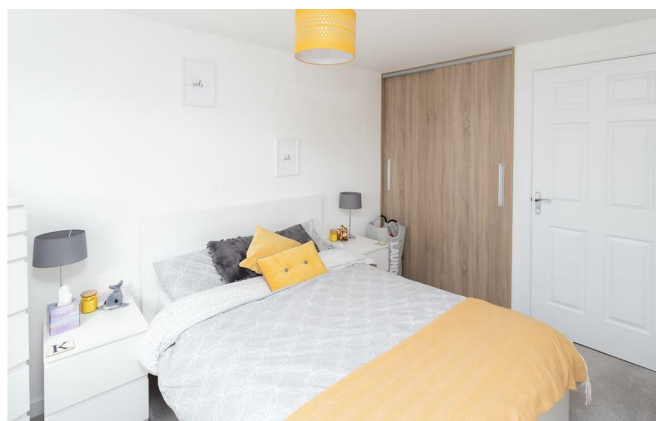
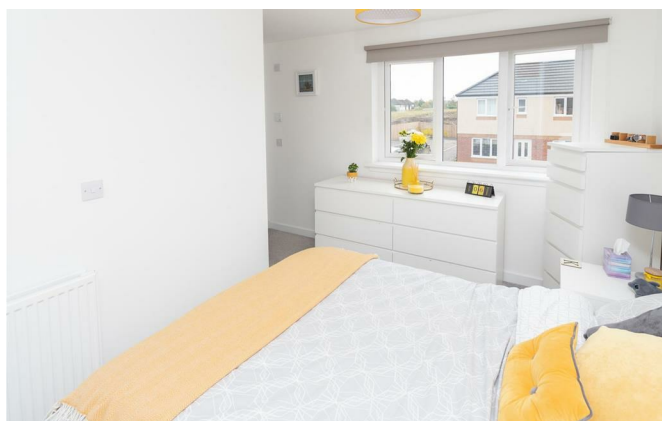
**Location**

The town of Kinross has ample local amenities such as a co-op store, Milnathort and Kinross primary school, various bars and restaurants and a chippy, as well as leisure facilities such as a golf course, swimming pool, rugby and curling clubs just to name a few. This town is also ideally located to take full advantage of the larger cities of Perth, Stirling, Dundee and Edinburgh, with easy access to the main road networks connecting them.

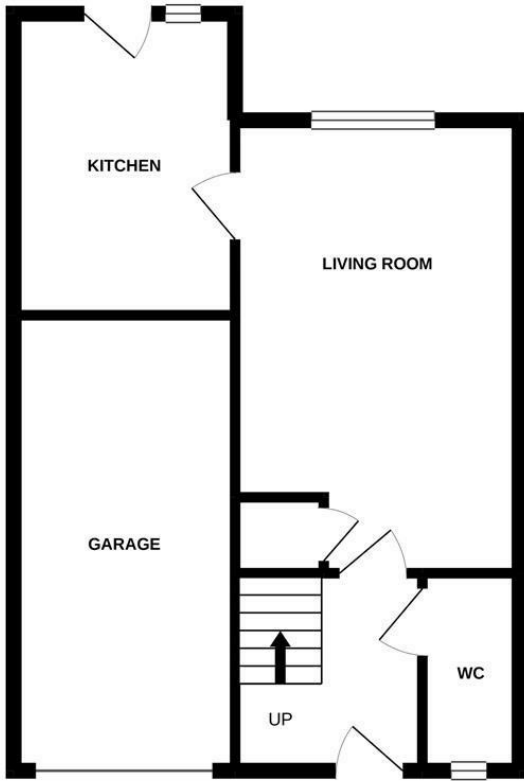




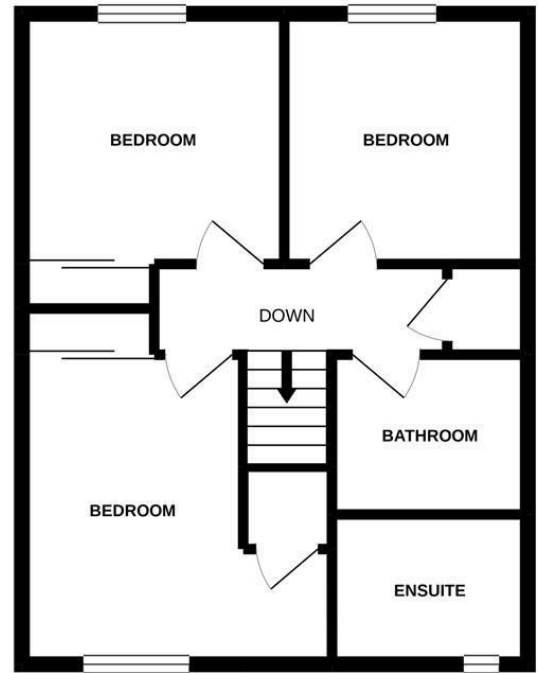
- Immaculate Three Bedroom End Terraced House
- Ideal Family Home
- Sought After New Build Area
- Private Back Garden With Modern Decking Area
- Driveway for 2 Cars
- 1 Year Warranty Left With Persimmon and 8 Years NHBC Outstanding
- Attached Single Garage
- Close To All Local Amenities



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	