



Morgans

PROPERTY

1 Riverbank Lodge Main Street, Kinross, KY13 0UQ

Offers Over £450,000







1 Riverbank Lodge is a rarely available and magnificent detached bungalow located on the banks of River Devon. Accessed via a private road this impressive family home offers flexible modern living with an abundance of outside space with ownership including part of the River Devon along with its Brown Trout fishing and remarkable wildlife. Entry is given from the front of this property into a brightly presented and spacious hallway leading to all living and bedroom accommodation. The spacious lounge with wood burning stove is another brightly presented room with large window and French doors leading to the rear garden and decked balcony. The spacious modern kitchen has an abundance of units at base and wall levels, granite worktops, breakfasting bar providing ample seating and doors leading to the rear garden and utility room. The utility room acts as an extension of the kitchen and offers further storage along with space and plumbing for usual appliances. There is a well presented and modern family bathroom with w.c, wash hand basin and jacuzzi bath with separate shower cubicle, five bedrooms with 1 en-suite shower room and 1 en-suite cloakroom. The bedroom accommodation is extremely flexible with the sellers currently utilising one of the rooms as an additional reception room.





GARDENS & PARKING

The idyllic setting of this property on the banks of River Devon not only offers a high degree of privacy but the rare opportunity to immerse yourself in the local wildlife while still being within walking distance of all local amenities. There is an extensive decked balcony area to the rear overlooking the river where Kingfisher, Heron and nestling ducks are often spotted along with the odd wild Deer. This area provides an ideal outside entertaining space along with the detached summerhouse within the garden. There is a good sized lawn to the side with mature trees and shrubs and rotary clothes dryer. All garage and parking space is to the front of the property, served by a large detached concrete-block rendered garage with parking for 1 vehicle to the front a further two along the far side and at least two alongside the house. There is a further detached timber garage providing further parking.

EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings, integrated appliances including integrated vacuum cleaner system and CCTV alarm system are included in the sale. Other items may be included by separate negotiation.

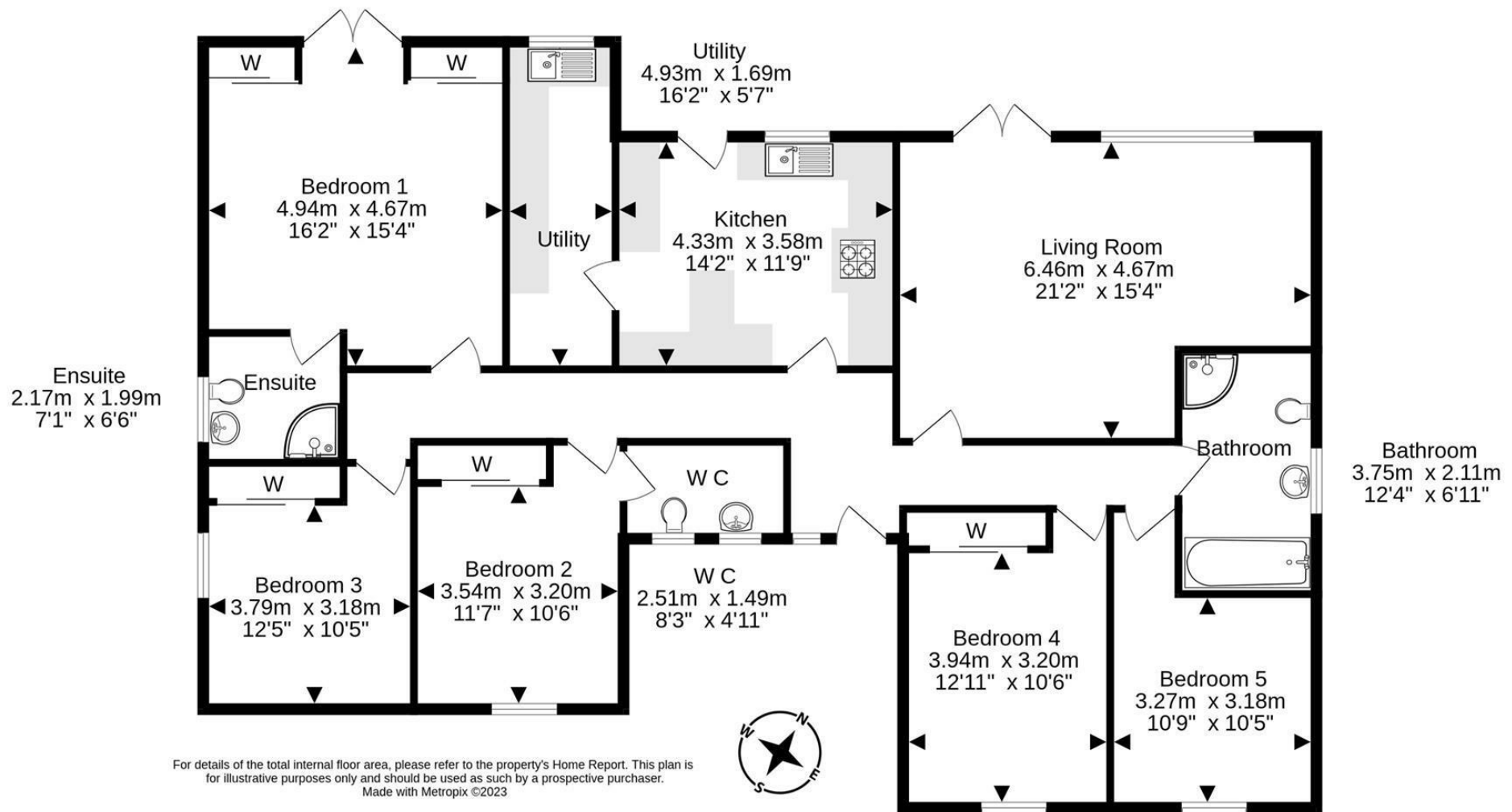
NOTES

This property has LPG Heating.









SOLICITORS | PROPERTY

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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.