



65A Muirs

Kinross, KY13 8AU

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 **Bell
Ingram**

Introduction

Built around 1970, 65A Muirs has been extensively modernised and thoughtfully extended to create a bright, spacious, and welcoming family home. Its convenient position within the town provides excellent access to schooling as well as a wide range of retail, hospitality, and leisure amenities.

A glazed door with matching side panel opens into a welcoming hallway. With the exception of the bedrooms, the ground floor features a striking herringbone walnut floor that draws the eye through the public areas of the home.

The large sitting room has windows on two sides and a focal wood burning stove set on a slate hearth. Bespoke book and display shelving complement the space beautifully.



The dining kitchen is particularly spacious, fitted with an impressive selection of floor to ceiling cabinetry, base units, shelving, and a matching island offering generous storage and seating along its length. The island incorporates an induction hob with an integrated extractor. There is ample space for a good sized dining table and there is fixed bench seating with storage. The family area looks out over the rear garden, with double doors opening directly onto a seating patio.

A further highlight of the kitchen is a large walk in pantry with a sliding door. A separate utility room provides additional storage with units and tiling matching the kitchen. It is plumbed for a washing machine, has space for a tumble dryer, includes an integrated microwave, and has an external glazed door. The gas fired boiler is also housed here.

Completing the ground floor accommodation are two double bedrooms and a WC. The master bedroom includes a generous walk in wardrobe and an en suite shower room.



The upper floor offers three further double bedrooms, one with an en suite shower room, as well as a separate family shower room. A further good sized room on this level is currently in use as a home office.

Outside

To the front, the property is bordered by a stone boundary wall and features an area of lawn. There is generous parking for several vehicles, along with access to the detached single garage.

The enclosed rear garden features a lawn and mature planted borders. A raised patio, directly accessed from the family area, leads via steps down to the high quality detached garden studio, an excellent versatile space that would also serve well as a dedicated home workspace. A further paved and sheltered corner of the garden is an ideal spot for outdoor dining and entertaining.





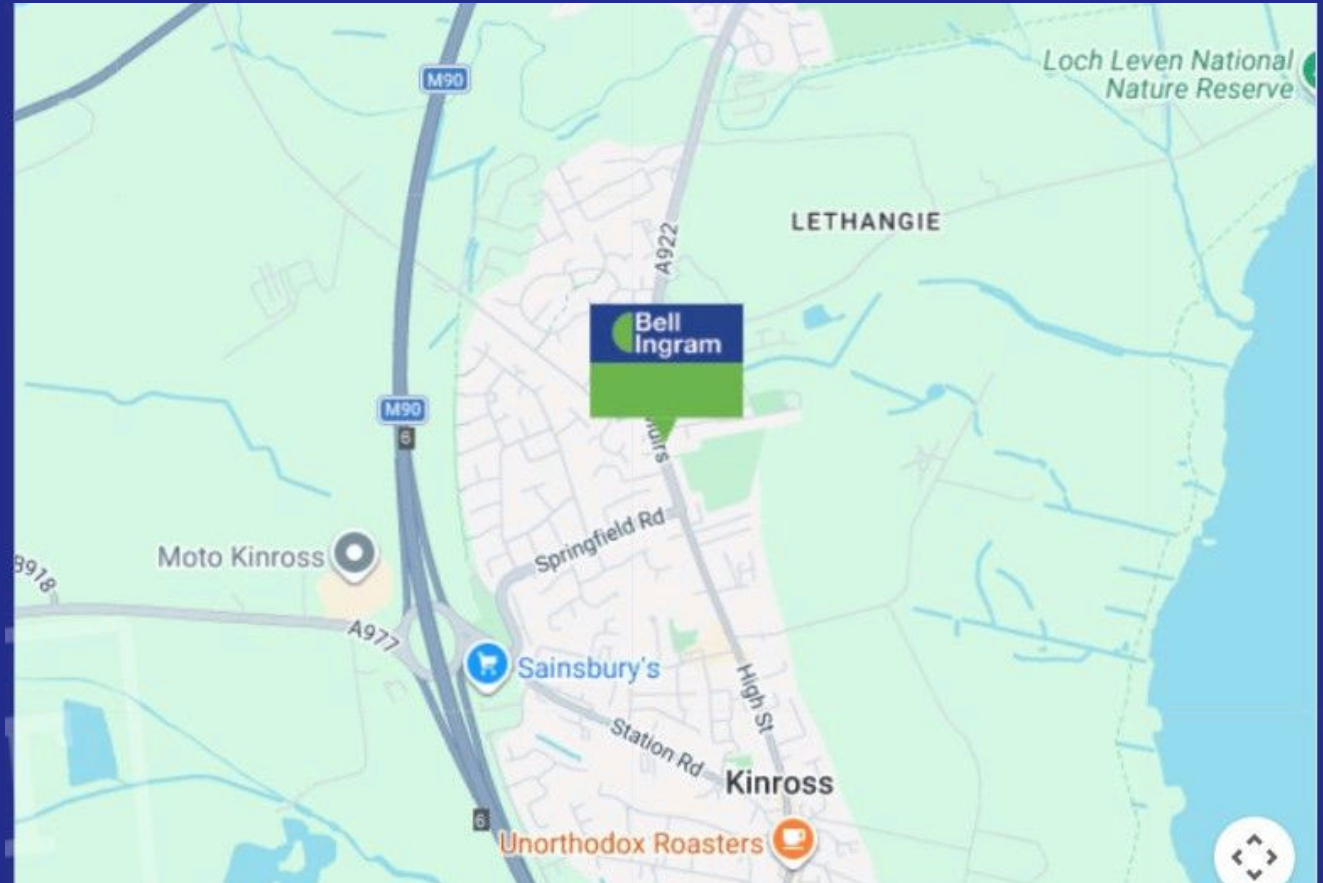


Location

Kinross is a charming county town offering a diverse range of amenities, including independent shops, professional services, a primary school, Kinross High School, and the Loch Leven Community Campus. The town also benefits from a selection of restaurants, several hotels, a curling rink, a supermarket, and two golf courses. A number of prestigious independent schools are within easy reach, including Dollar Academy, Glenalmond, Strathallan, Craigclowan, and St Leonards.

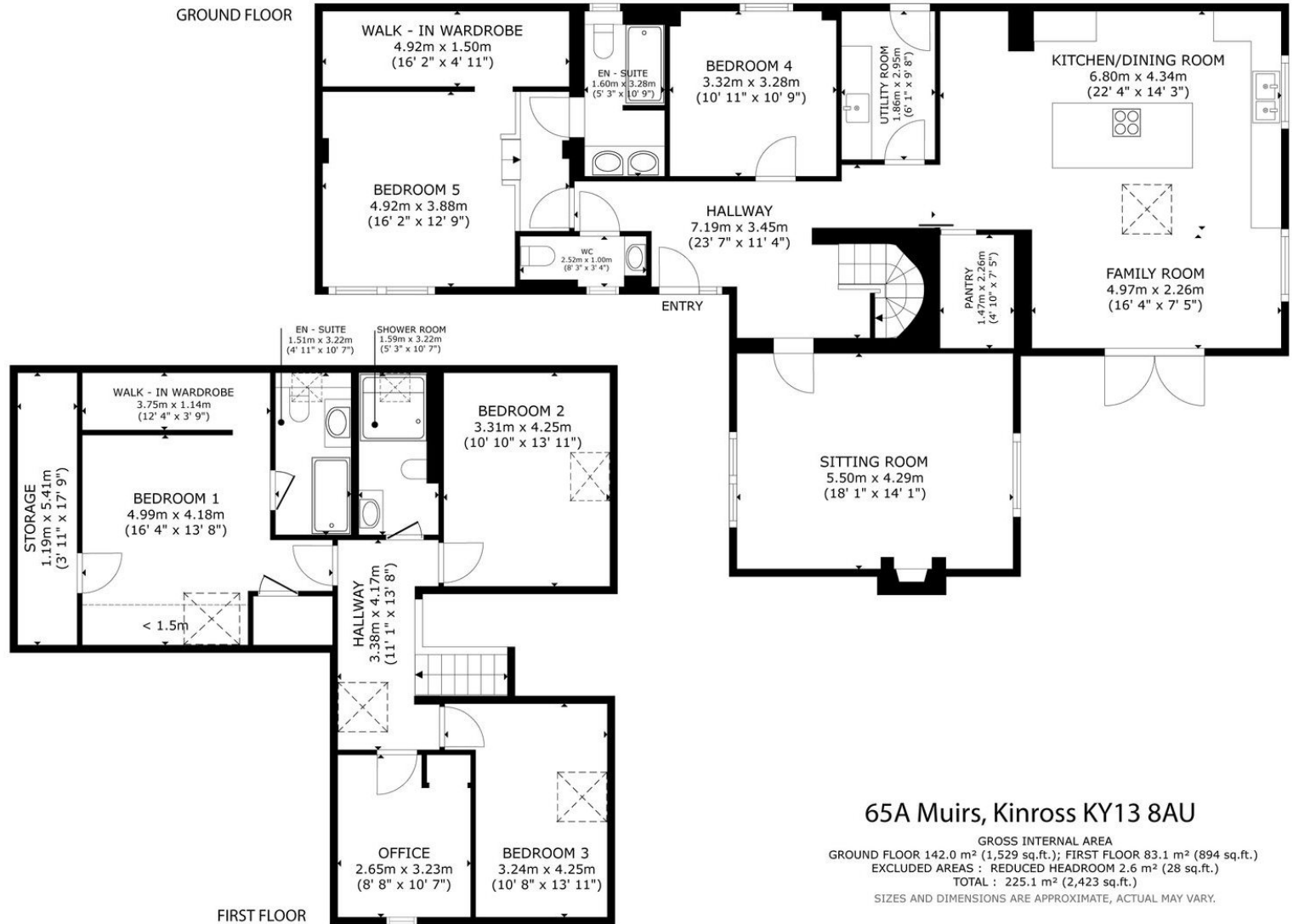
The Loch Leven Heritage Trail is a unique 13 mile circular route that links together the area's natural, historic, and cultural highlights. Loch Leven itself is renowned for its excellent brown trout fishing and for Loch Leven Castle, where Mary Queen of Scots was imprisoned from 1567 until her dramatic escape in 1568. The surrounding countryside provides superb opportunities for walking, cycling, and riding, while St Andrews, famed as the 'Home of Golf', lies about 31 miles to the east.

Kinross enjoys excellent transport connections, with quick access to both Perth and Edinburgh via the M90. The town offers a Park and Ride facility with regular express coach services to Edinburgh and Perth. Nearby Inverkeithing train station provides direct services to Haymarket and Edinburgh Waverley, along with an additional Park and Ride option. Edinburgh Airport, on the western edge of the capital, offers a wide range of domestic and international flights.



Plans

225 sqm



Details

Local Authority

Perth & Kinross Council

Council Tax

Band = G

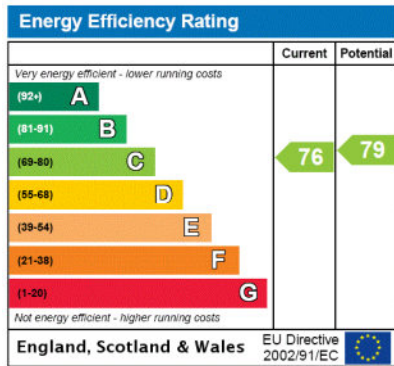
Tenure

Freehold

EPC

EPC Rating = C

65A Muirs



Services & Additional Information

Directions

Leaving the M90 at Junction 6, as you enter Kinross take the first turning on the left into Springfield Road. Follow this road until you reach the T junction and turn left onto Muirs. After approximately 180 yards, 65A Muirs is on your right, just before the turning into Broom Road.

For viewers using the 'what3words' app, the entrance to the property is at [///grumbles.foods.download](https://www.what3words.com/#!/en/65A_Muirs)

Fixtures and fittings

The fitted flooring, window blinds and integrated kitchen appliances are included in the sale

The property is served by mains electricity, gas, water and drainage.

Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed

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£595,000



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