

Simple Approach



**27 Glebe Crescent, Kinross
KY13 9YX**

Offers over £307,950

This beautifully presented detached home on Glebe Crescent, Milnathort offers stylish and contemporary living within a highly desirable residential area. Finished to an exceptional standard throughout, the property provides spacious and flexible accommodation ideally suited to modern family life. The heart of the home is the stunning open plan lounge and kitchen area located on the ground floor. This impressive space has been thoughtfully designed to create a bright and welcoming environment, perfect for both everyday living and entertaining. The kitchen is finished with sleek, contemporary fittings and benefits from fully integrated white goods, while the lounge area offers a comfortable and stylish place to relax. The modern décor throughout enhances the sense of space and light. Also on the ground floor is a well-proportioned bedroom, offering excellent versatility for a range of uses such as guest accommodation, a home office or additional living space. A convenient downstairs WC completes the ground floor layout.

Upstairs, the property continues to impress with three generously sized bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a chic and beautifully finished family bathroom. Externally, the property enjoys a private driveway providing off-street parking, along with a private rear garden which offers a fantastic outdoor space for relaxing or entertaining. The garden also includes a useful garden shed for additional storage.

The home further benefits from gas central heating and double glazing throughout. Energy efficiency has also been enhanced with the installation of photovoltaic (PV) solar panels, and the current owners have installed an EV charging point, making the property well suited to modern, energy-conscious living.

Additional items to be included in the sale are all blinds, all curtain poles, and the integrated white goods within the kitchen.

Lounge
11'3" x 17'5" (3.49 x 5.33)

Bedroom Two
7'6" x 11'9" (2.30 x 3.59)

Kitchen
8'9" x 9'11" (2.69 x 3.03)

Bedroom Three
9'3" x 13'0" (2.83 x 3.98)

Downstairs Bedroom
9'5" x 16'6" (2.88 x 5.05)

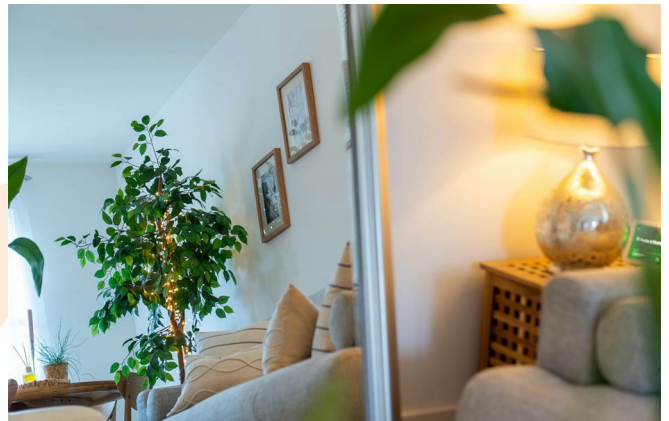
Family Bathroom
6'10" x 6'10" (2.10 x 2.09)

Downstairs WC
5'10" x 6'10" (1.80 x 2.09)

Upstairs Landing
14'0" x 7'1" (4.28 x 2.18)

Master Bedroom
9'3" x 11'7" (2.82 x 3.54)

Ensuite Shower Room
6'11" x 6'1" (2.13 x 1.86)

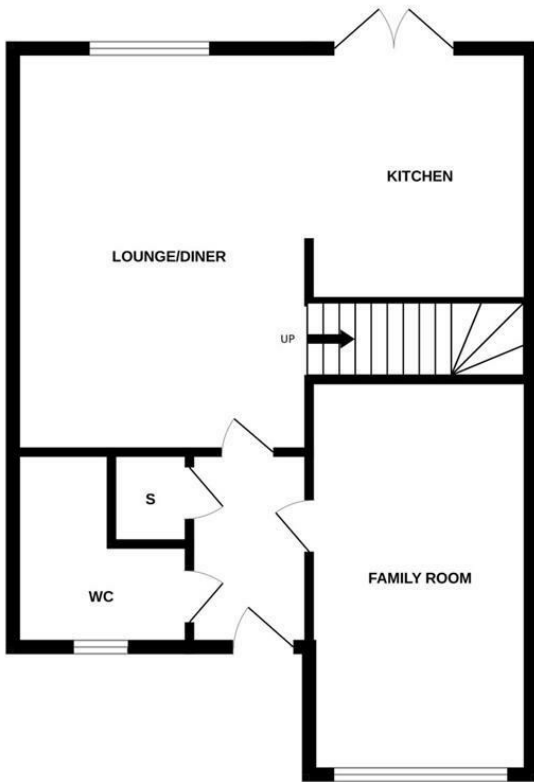




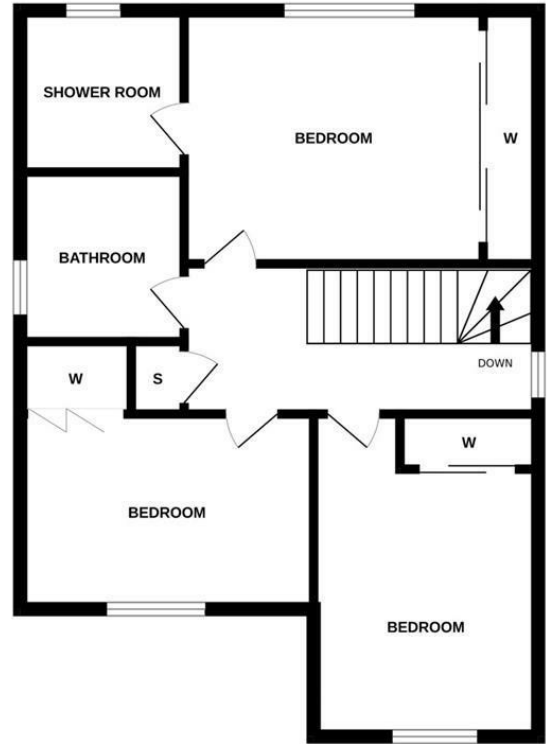
- Beautifully Presented Detached House
- Open Plan Kitchen & Lounge
- PV Solar Panels Installed
- Ideal Family Home
- Four Generous Bedrooms
- Gas Central Heating & Double Glazing
- Private Driveway
- Master Ensuite Shower Room
- EV Charging Point
- Sizeable Garden & Garden Shed



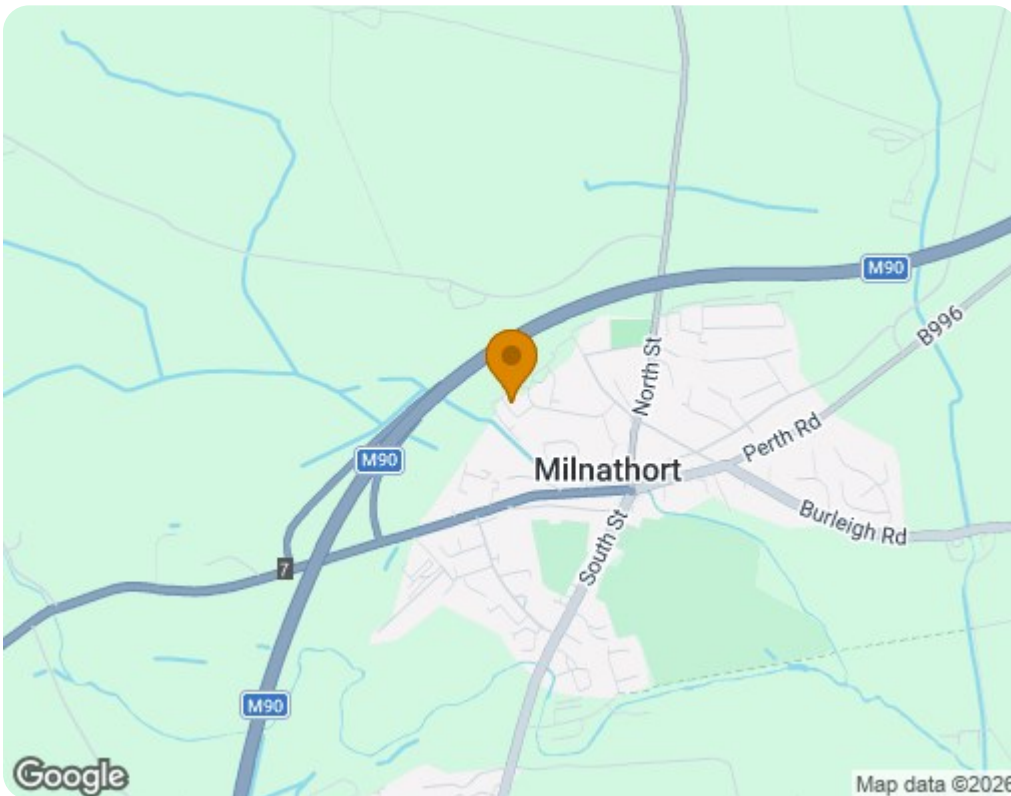
GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC