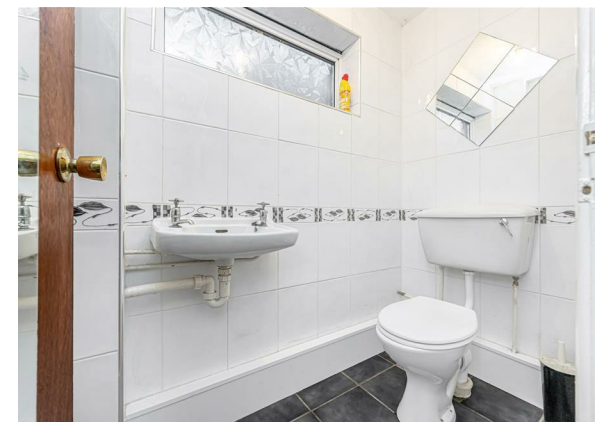




Morgans

PROPERTY

22 Katrine Place, Kinross, KY13 8YY

Offers Over £280,000







22 Katrine Place is a well-presented detached villa ideally situated in a quiet cul de sac. This property is open to the rear with easy access to recreational parkland and a rural walkway. Entry is gained to the side into a brightly presented and spacious entrance hallway. The hallway has doors leading to all ground level accommodation and a staircase leading to the upper level. The large living room is located to the front with double window formation affording a great deal of natural light. The kitchen and separate dining room are located to the rear of the property with the kitchen leading to a brightly presented and spacious conservatory. This added reception room seamlessly connects the indoor space to the enclosed rear garden. A useful cloakroom completes the ground floor accommodation. The upper level has four good sized bedrooms and a family bathroom. Externally this property has garden to both front and rear with a driveway running the full depth of the property leading to a single garage. The rear garden is fully enclosed with patio, lawn and mature stocked borders. This delightful home is an excellent opportunity for those seeking a peaceful yet accessible living environment in Kinross. With its spacious interiors and proximity to local amenities, it is sure to appeal to families and individuals alike. Do not miss the chance to make this lovely house your new home.





AGENTS NOTE

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

EXTRAS INCLUDED IN THE SALE

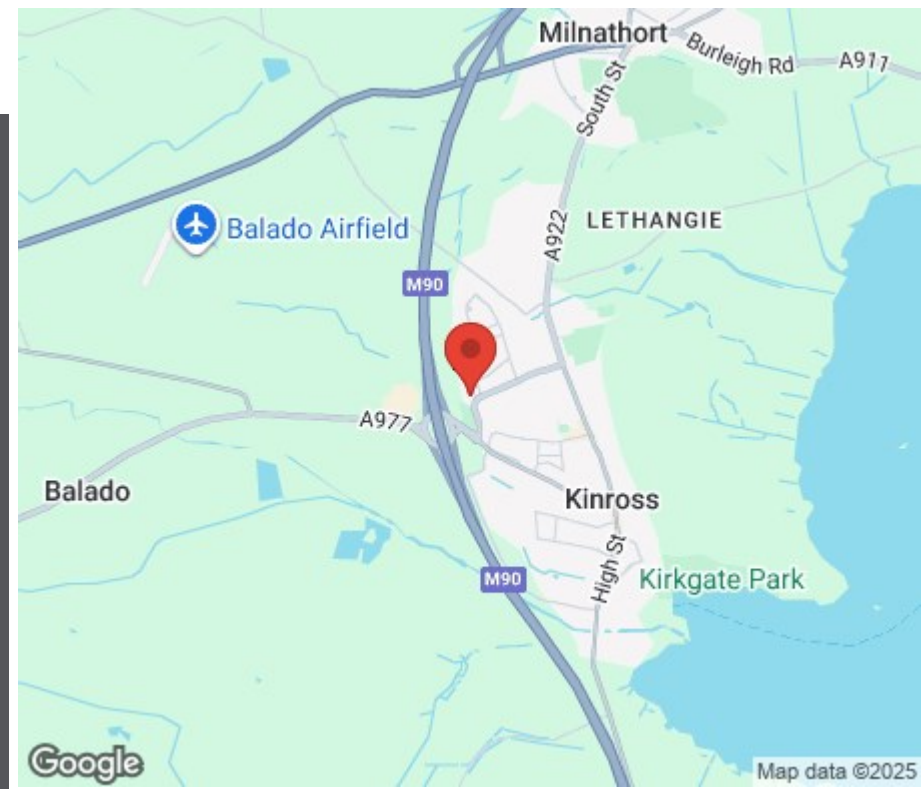
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

VIEWINGS

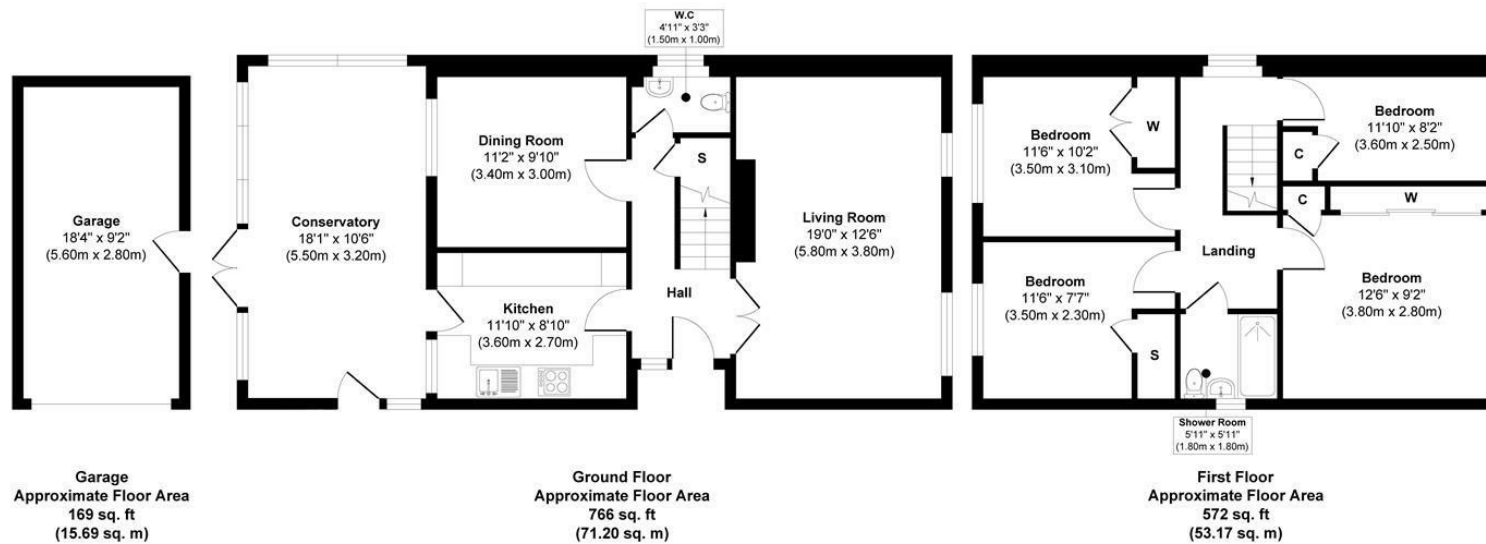
All viewings are strictly by appointment by calling Morgans on 01577 863424.

MORGANS PROPERTY PACKAGE

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







Approx. Gross Internal Floor Area 1507 sq. ft / 140.06 sq. m (Including Garage)

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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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.