



**Morgans**

PROPERTY

10D High Street, Kinross, KY13 8AW

Offers Over £320,000



B





A rare opportunity to acquire a luxurious, yet sustainable home, in a much sought after location. This exclusive, contemporary 3 Bedroom Ground Floor Town Apartment, is nestled in the very heart of Kinross within a small prestigious, gated development and provides flexible and modern spacious living. This immaculately presented property boasts stylish modern decor throughout, reflecting a high standard of finish that is sure to impress. The spacious lounge features two doors leading to the private courtyard, allowing natural light to flood the room, creating a warm and inviting atmosphere. The kitchen diner is designed for contemporary living, providing an ideal space for both cooking and entertaining. The apartment comprises three generously sized double bedrooms, ensuring ample space for relaxation and rest. The principal bedroom includes a dressing area, adding a touch of luxury to your living experience which leads to the modern ensuite shower room. Completing the accommodation is a well-appointed family bathroom, designed with both functionality and style in mind. Externally the property further benefits from an attractive and enclosed low maintenance private rear courtyard-style garden, perfect for those who enjoy the outdoors. This private outdoor space is complemented by a shed for additional storage. Furthermore, the property benefits from a communal garden, providing a lovely area for relaxation and socialising with neighbours. For added convenience, a private parking space is available at the front of the property, allowing for easy access and peace of mind. This apartment is not just a home; it is a lifestyle choice, offering a blend of comfort, elegance, and convenience in one of Kinross's most sought-after locations.





#### VIEWINGS

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

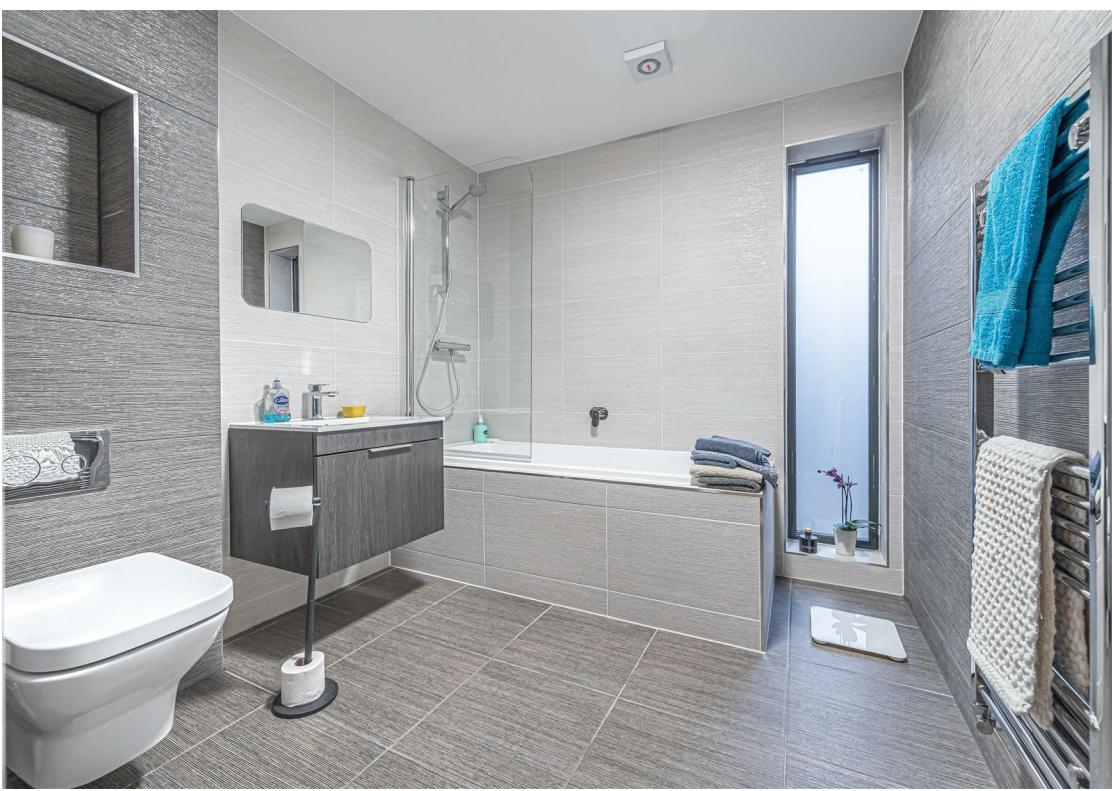
#### EXTRAS INCLUDED IN THE SALE

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

#### MORGANS PROPERTY PACKAGE

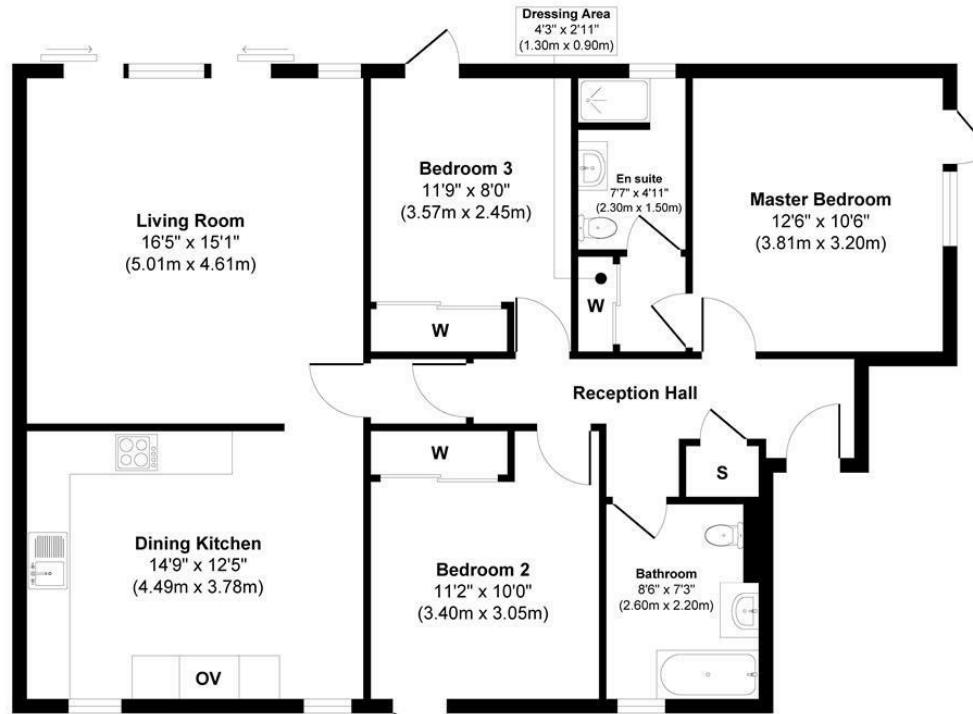
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01577 863424.











**Approximate Floor Area**

1072 sq. ft  
(99.58 sq. m)



**Approx. Gross Internal Floor Area 1072 sq. ft / 99.58 sq. m**

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



**SOLICITORS | PROPERTY**

62 High Street, Kinross, KY13 8AN

**PROPERTY**

Tel: 01577 863424

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



[rightmove](http://rightmove.co.uk) [Zoopla.co.uk](http://Zoopla.co.uk)

[OnTheMarket.com](http://OnTheMarket.com)

[s1homes.com](http://s1homes.com)

