



**Morgans**

PROPERTY

42 Montgomery Way, Kinross, KY13 8FD

Offers In The Region £230,000











42 Montgomery Way is brought to the market in move-in condition. This property is well-presented and ideally located in a popular residential location being a short distance of all amenities, including schools and shops. The property comprises of a welcoming entrance hall, generous lounge that looks out over the front garden through a large picture window, a modern dining kitchen with an abundance of storage and access to the conservatory which enjoys all day sun and a great connection to the garden, with sliding door leading out to the patio and garden area. The 3 double bedrooms and modern family wet room complete the accommodation. Outside the property enjoys a fantastic amount of outdoor space, with lawn, large driveway, and single garage to the front and generous gardens to the side and rear of the property with patio area, mature bushes and shrubs. Viewing is highly recommended.





## VIEWINGS

Viewings are strictly by appointment with Morgans.

## EXTRAS INCLUDED IN THE SALE

All fitted floor coverings and light fittings 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, please contact us.











This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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.