



1 Montgomery Street is a well presented traditional cottage ideally situated in a central location in Kinross close to all amenities. This property has been recently decorated with newly fitted carpets, recently installed gas boiler and offers an ideal buy to let investment or first time buyer home. Access is given to the front into a hallway which has doors leading to two bedrooms and a bathroom on the ground floor and a staircase leading to an open plan lounge/kitchen on the upper level. The lounge/kitchen is a good sized room with ample units at base and wall level, exposed beams, feature stone wall and wood burning stove. Externally a patio door from the rear bedroom leads to a small courtyard which offers space for bin storage and a washing line with a gate to the side.





#### EXTRAS INCLUDED IN THE SALE

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

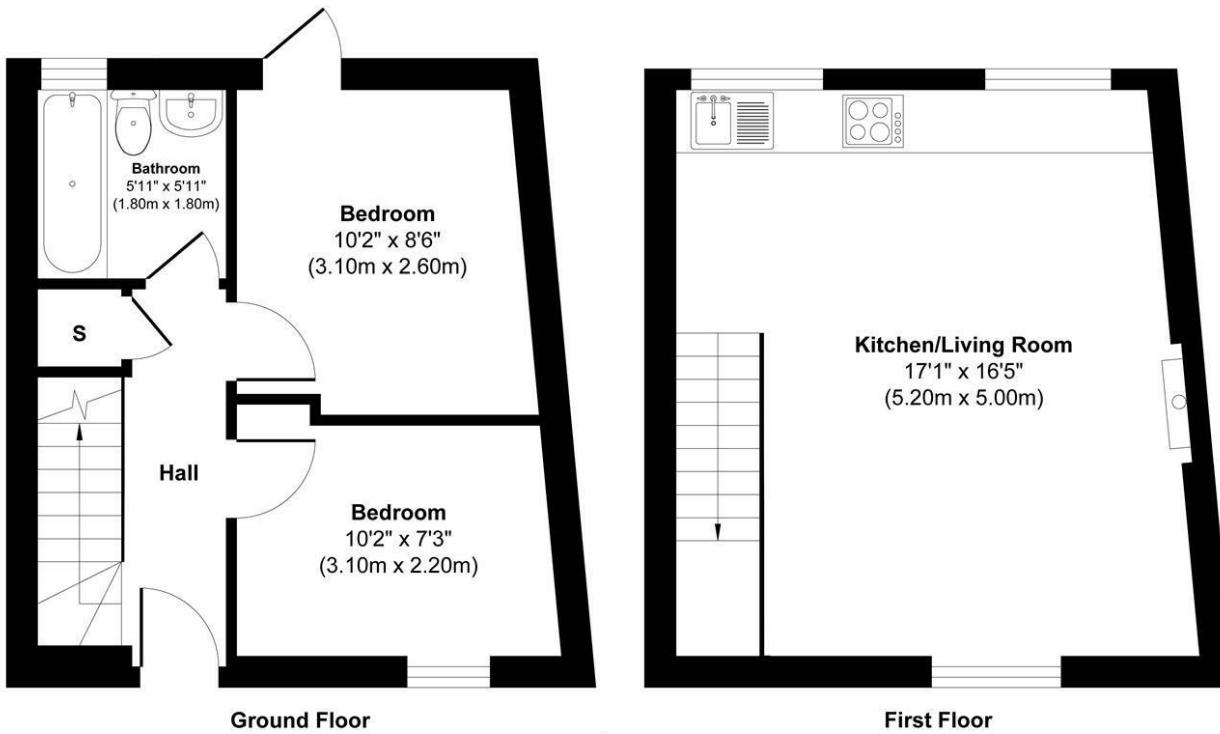
#### VIEWINGS

Viewings are strictly by appointment by calling Morgans.

#### MORGANS PROPERTY PACKAGE

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





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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.