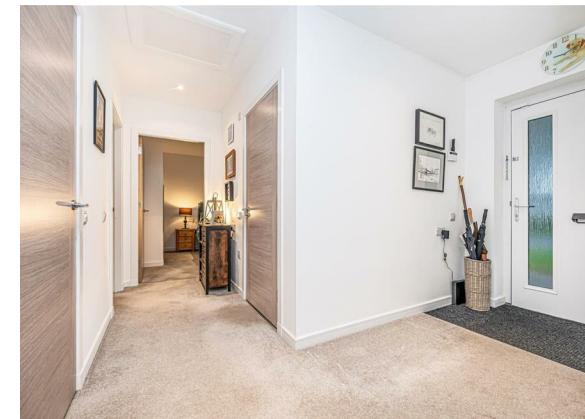




Morgans
PROPERTY

39 Sir Alan Smith Gardens, Kinross, KY13 8GR
Offers Over £325,000







39 Sir Alan Smith Gardens is an immaculately presented semi-detached home and is part of an age-exclusive development designed for those aged 55 and over. This property offers a rare opportunity to enjoy contemporary living in a prime location, just a stone's throw from all essential amenities. Upon entering, you will be greeted by a large and welcoming hallway leading to all accommodation. The open-plan lounge, dining area, and kitchen creates a warm and inviting atmosphere. The lounge features a large window that overlooks the front garden, allowing natural light to flood the space. The modern kitchen is well-equipped and includes a door that leads directly to the rear garden, making it perfect for entertaining or enjoying a quiet moment outdoors. The home boasts two generously sized double bedrooms, both thoughtfully designed with ample storage. The principal bedroom benefits from an ensuite, providing a private retreat, while a family shower room serves the rest of the household. Outside, the front garden is beautifully laid to lawn and includes a convenient driveway for off-street parking. The enclosed rear garden is a delightful space, also laid to lawn, featuring a large patio area ideal for alfresco dining or simply soaking up the sun. Additionally, a shed offers extra storage for gardening tools or outdoor equipment. This property is not just a house, it is a home that promises comfort, convenience, and a vibrant community atmosphere. With its immaculate presentation and thoughtful design, it is an ideal choice for those seeking a peaceful yet connected lifestyle in Kinross. The development also benefits from having a communal clubhouse for all residents to use.





VIEWINGS

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

EXTRAS INCLUDED IN THE SALE

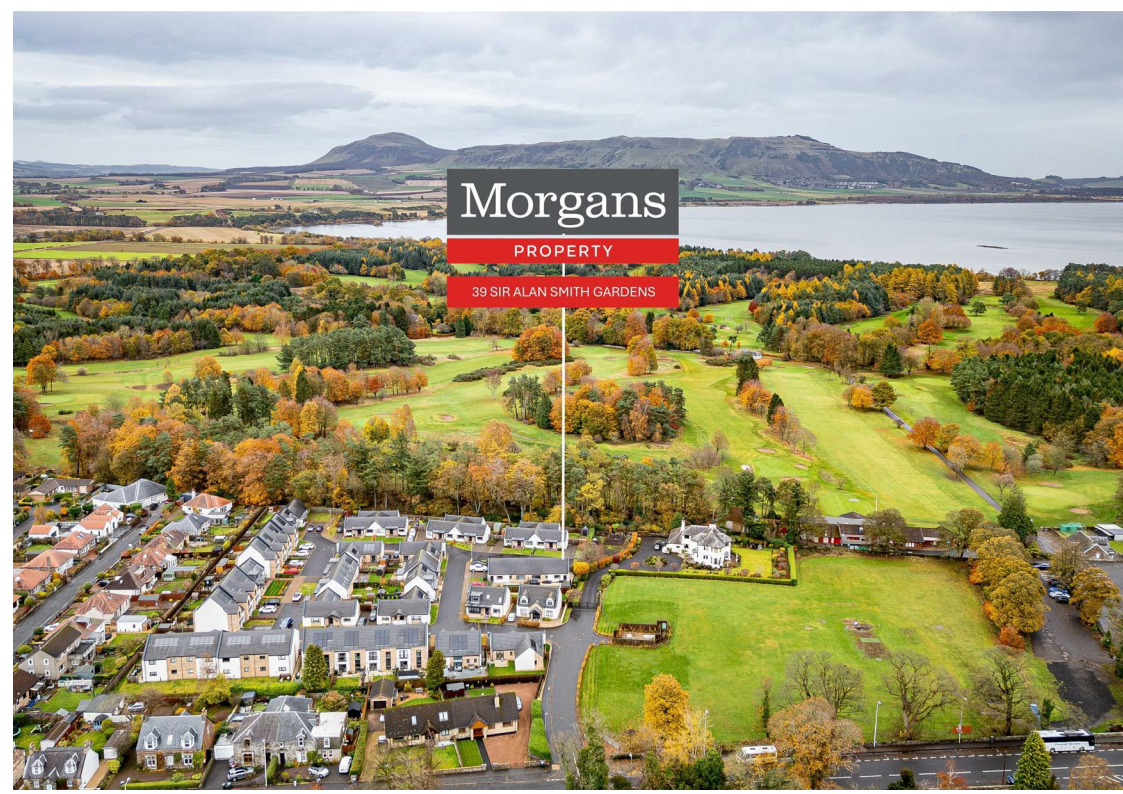
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

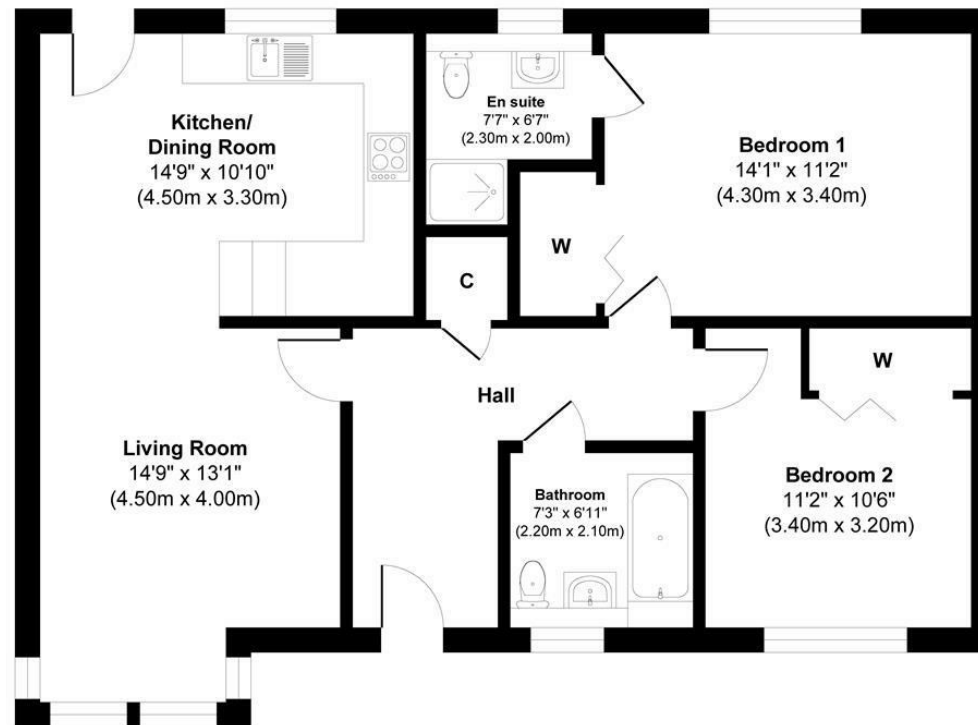
FURTHER INFORMATION

This property is in a development for home owners over 55. The development benefits from having a communal social club. Factor Fees are around £69 per month.

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.





Approximate Floor Area
885 sq. ft
(82.22 sq. m)



Approx. Gross Internal Floor Area 885 sq. ft / 82.22 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



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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.