

Morgans

PROPERTY

9 McWilliam Place, Kinross, KY13 8QU

Offers Over £249,500





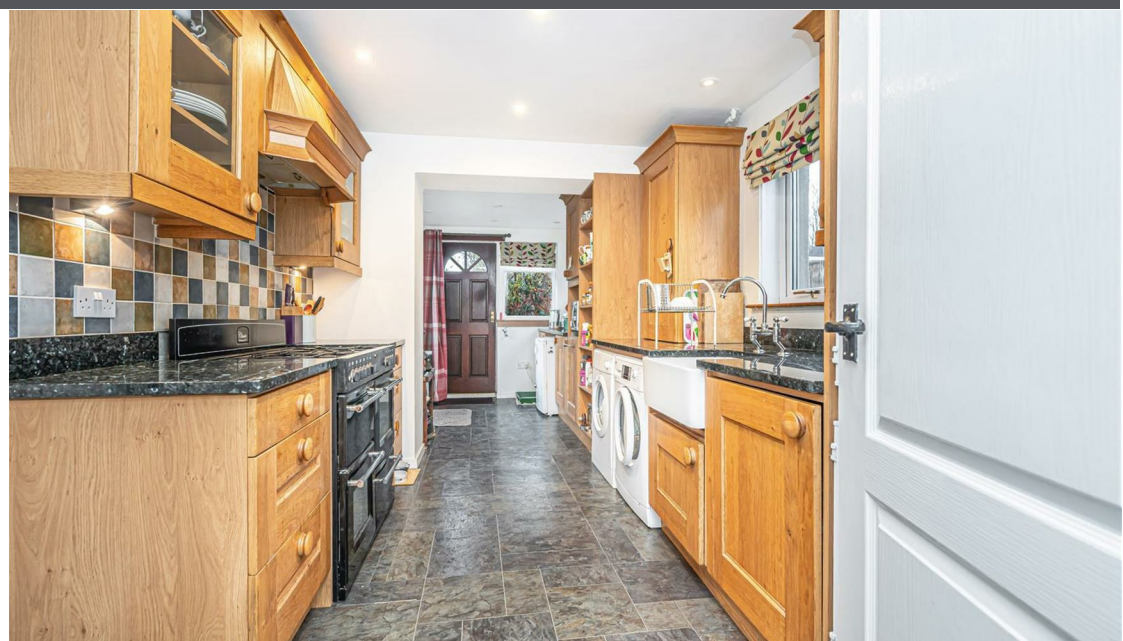






### £5,500 BELOW HOME REPORT VALUE

9 McWilliam Place, Kinross, is a well-presented detached villa offering a delightful family home in a sought-after residential area. As you step through the entrance hall, you are welcomed into a spacious layout that seamlessly connects the ground floor accommodation and leads to the upper level. The inviting lounge features a gas stove, perfect for cosy evenings, and benefits from a window that overlooks the front of the property, allowing natural light to fill the space. This room flows effortlessly into the dining area, which is enhanced by a window that overlooks the rear garden. A door from the dining room leads you into the well-appointed kitchen. The kitchen offers an abundance of storage, making it ideal for culinary enthusiasts and a useful utility area which provides additional convenience and access to the rear garden. The ground floor also benefits from a cloakroom, adding to the practicality of the home. Ascending to the upper level, you will find three generously sized bedrooms. The family bathroom completes this level, providing a comfortable and functional space for all.







## OUTSIDE SPACE

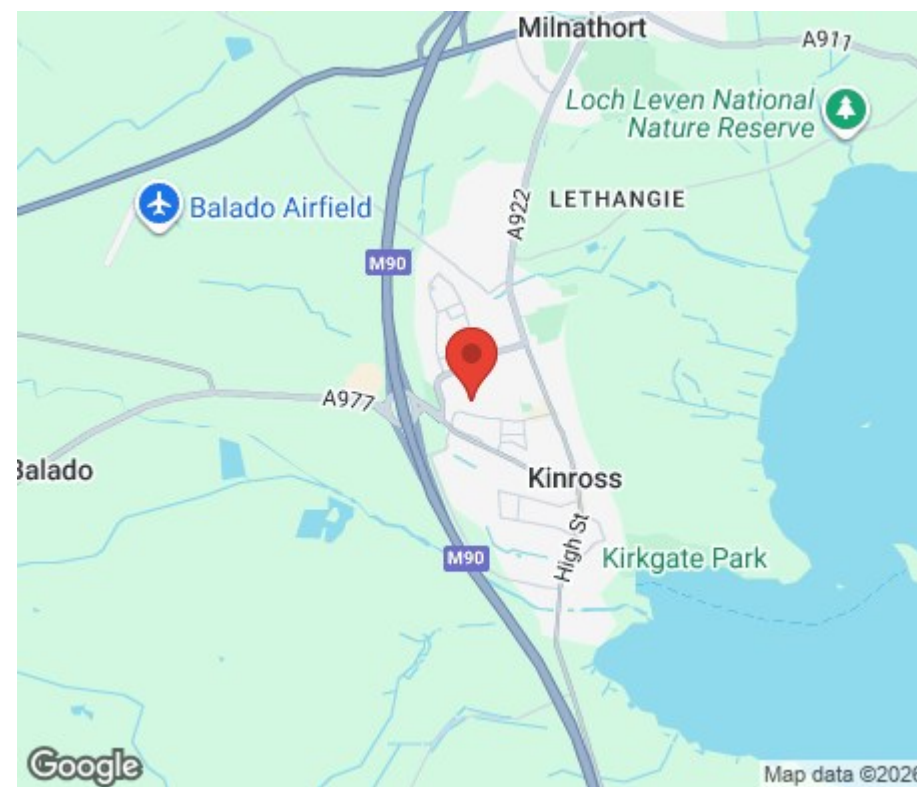
As you approach the house, you are greeted by a front garden that is predominantly laid to lawn, adorned with mature shrubs and bushes that provide a touch of greenery and privacy. The driveway leads to a single garage, offering convenient parking and additional storage options. The rear garden is fully enclosed to ensure a safe and private outdoor space. It features a lovely patio area, perfect for al fresco dining or simply enjoying the sunshine. The lawn area provides ample space for children to play or for gardening enthusiasts to cultivate their favourite plants. Additionally, a greenhouse is included, making it an excellent choice for those with a passion for gardening.

## 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.







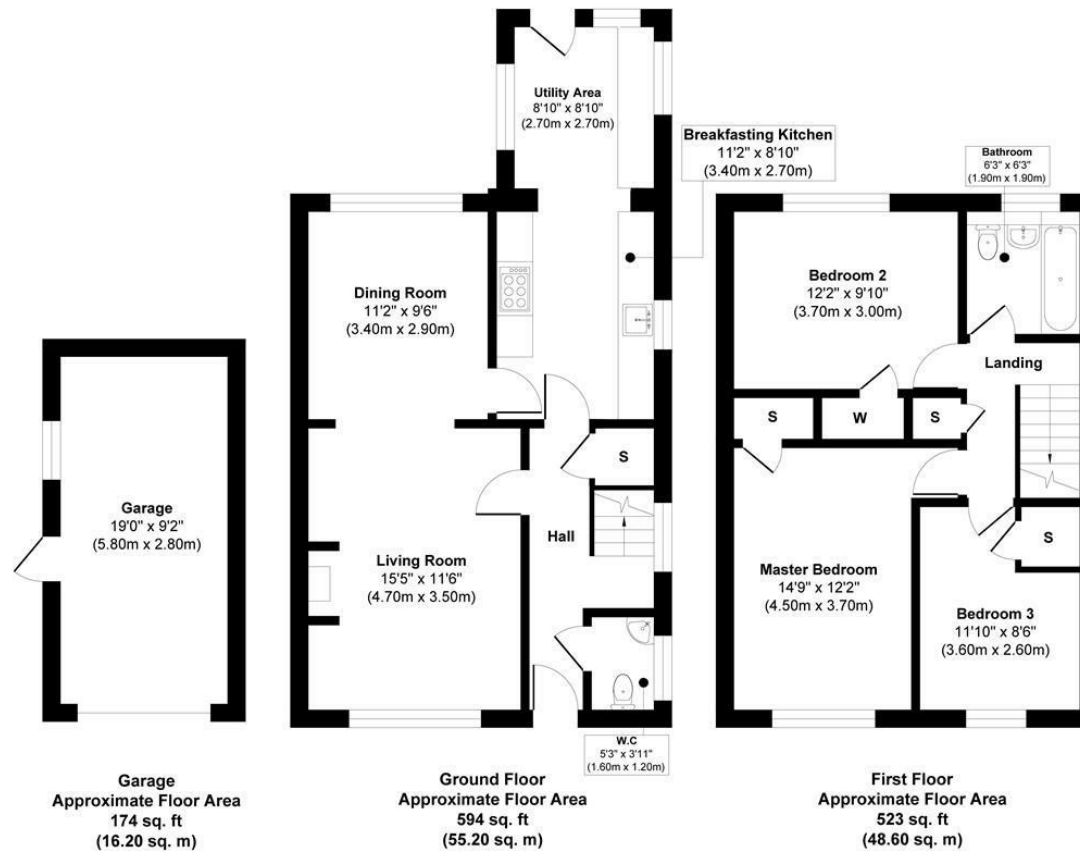












### Approx. Gross Internal Floor Area 1291 sq. ft / 120.00 sq. m (Including Garage)

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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