

Morgans

PROPERTY

3 Broom Road, Kinross, KY13 8BU

Offers Over £380,000







3 Broom Road is an immaculately presented and spacious detached family home ideally located in one of Kinross-shires most sought after locations. Access is given to the front into an entrance porch which leads to a w.c and useful cloaks cupboard. The main hallway is brightly presented, has the staircase leading to the upper level and gives access to the main living accommodation and kitchen. The spacious lounge has windows to both front and rear affording a great deal of natural light. The lounge is open plan with the dining room and has doors leading to the conservatory/garden room. The fully fitted kitchen is another good size room, has space for a breakfasting table and chairs and provides access to the utility room. The upper level has 4 good sized double bedrooms with the primary bedroom having an en-suite bathroom and study/dressing room and a family bathroom. Externally this property has driveway parking to the front leading to an integrated double garage. There is a fully enclosed garden to the rear of the property which is mainly laid to lawn with patio seating area. Viewing is highly recommended.





EXTRAS INCLUDED IN THE SALE

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

VIEWINGS

Viewings are strictly by appointment through Morgans

MORGANS PROPERTY PACKAGE

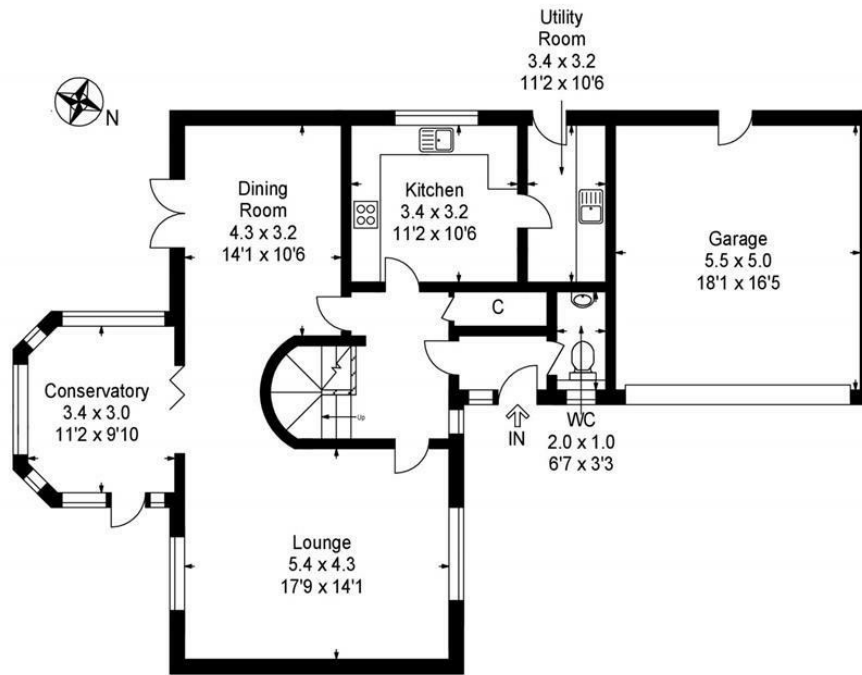
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, please contact us.



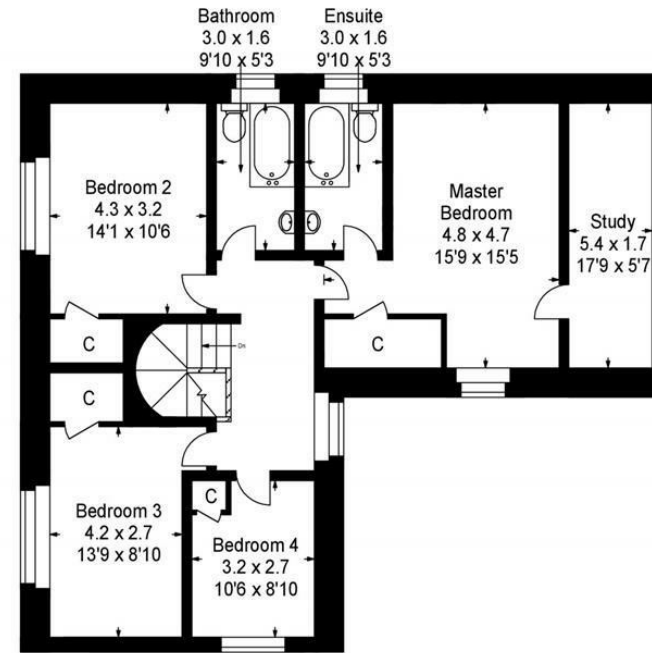








Ground Floor



First Floor



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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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.