



5 Sandport Close, Kinross, KY13  
Offers Over £140,000



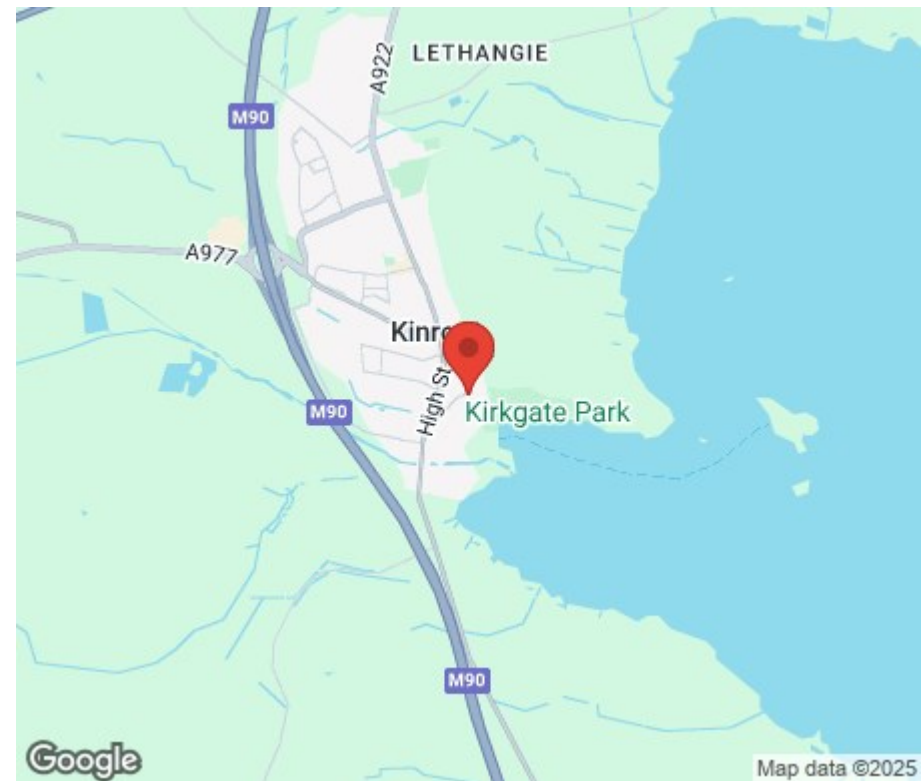




5 Sandport Close is a delightful mid-terraced villa that offers both comfort and convenience. This well-presented home is ideally situated, just a stone's throw from local amenities and a short stroll to the picturesque Kirkgate Park and the scenic Loch Leven Heritage Trail, making it perfect for those who enjoy outdoor activities and community living. Upon entering the property, you are welcomed by an entrance porch that leads directly into a generous lounge. This inviting space features a window overlooking the front that allows natural light to flood in, creating a warm and welcoming atmosphere. The electric fire serves as a charming focal point, perfect for cosy evenings in. A staircase leads you to the upper level, where you will find two well-proportioned bedrooms, ideal for restful nights, and a family bathroom equipped with a shower over the bath. The breakfasting kitchen is a practical and functional space, boasting ample storage and worktop areas, making it perfect for culinary enthusiasts. A door from the kitchen opens out to the rear garden, seamlessly connecting indoor and outdoor living. Externally, the property benefits from off-street parking at the front, ensuring convenience for residents and guests alike. The fully enclosed rear garden is a delightful retreat, featuring a patio area that is perfect for al fresco dining or simply enjoying the fresh air. Additionally, a shed provides useful storage for gardening tools or outdoor equipment. In summary, 5 Sandport Close is a charming home that combines modern living with a prime location, making it an excellent choice for families or individuals seeking a peaceful yet connected lifestyle in Kinross.







## VIEWINGS

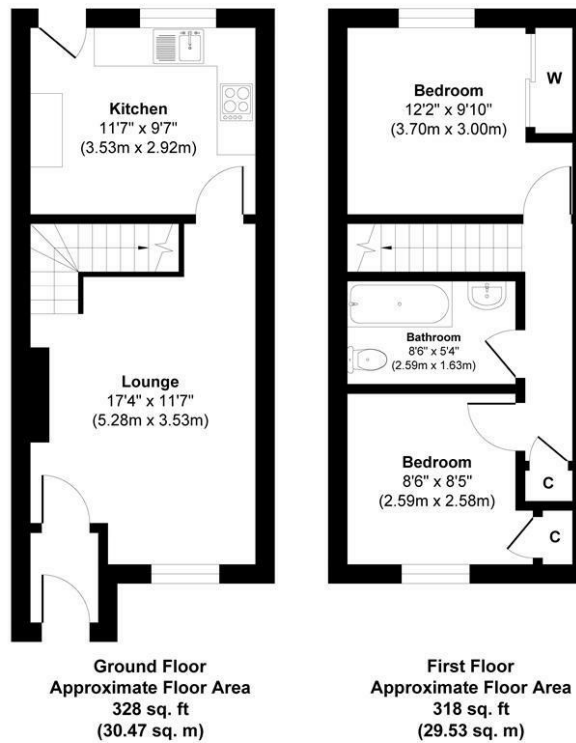
All viewings are strictly by appointment by calling Morgans on 01577 863424.

## EXTRAS INCLUDED IN THE SALE

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

## 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.



**Approx. Gross Internal Floor Area 646 sq. ft / 60.00 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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