



# Morgans

PROPERTY

2 Town Hall High Street, Kinross, KY13 8FA  
Fixed Price £210,000

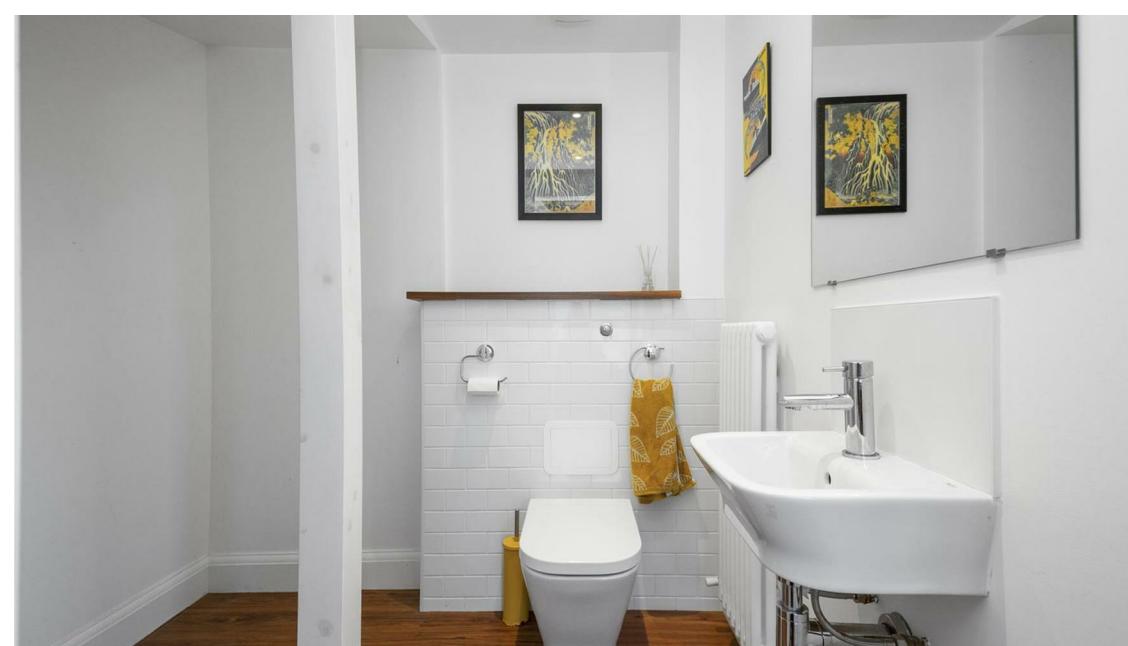
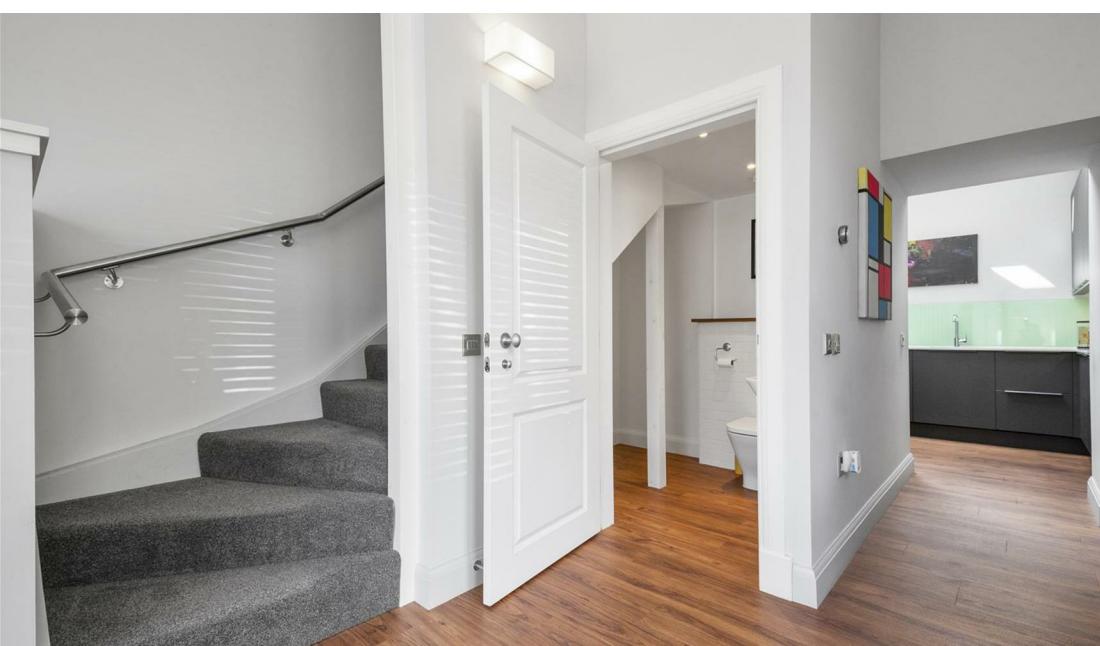






\*\*\*HOME REPORT VALUATION £240,000 \*\*\*

This stunning main door Townhouse provides a fantastic opportunity to live in a unique and rarely available 2 bedroom, 2 bathroom home in the centre of Kinross close to all amenities. Set within the impressive converted Carnegie library this property has been stylishly presented with modern fixtures, fittings and integrated technology whilst maintaining a host of traditional features such as ceiling coving and high skirtings to name a few. The accommodation is split over two levels with entry gained into a brightly presented hallway with storage cupboard and access through to the spacious lounge/diner. The high ceilings and large windows in this room allow an abundance of natural light to flow through the property. A staircase from the lounge leads to the upper level and doors give access to the downstairs cloakroom and modern kitchen. The contemporary styled kitchen offers fantastic storage with an abundance of units at base and wall level and has 2 velux windows again allowing plenty of light into the room. The upper level consists of 2 spacious bedrooms and a modern family bathroom. Externally, the property benefits from having 2 car parking spaces, and has access to a bicycle store to the rear of the property. Viewing is highly recommended.





## VIEWINGS

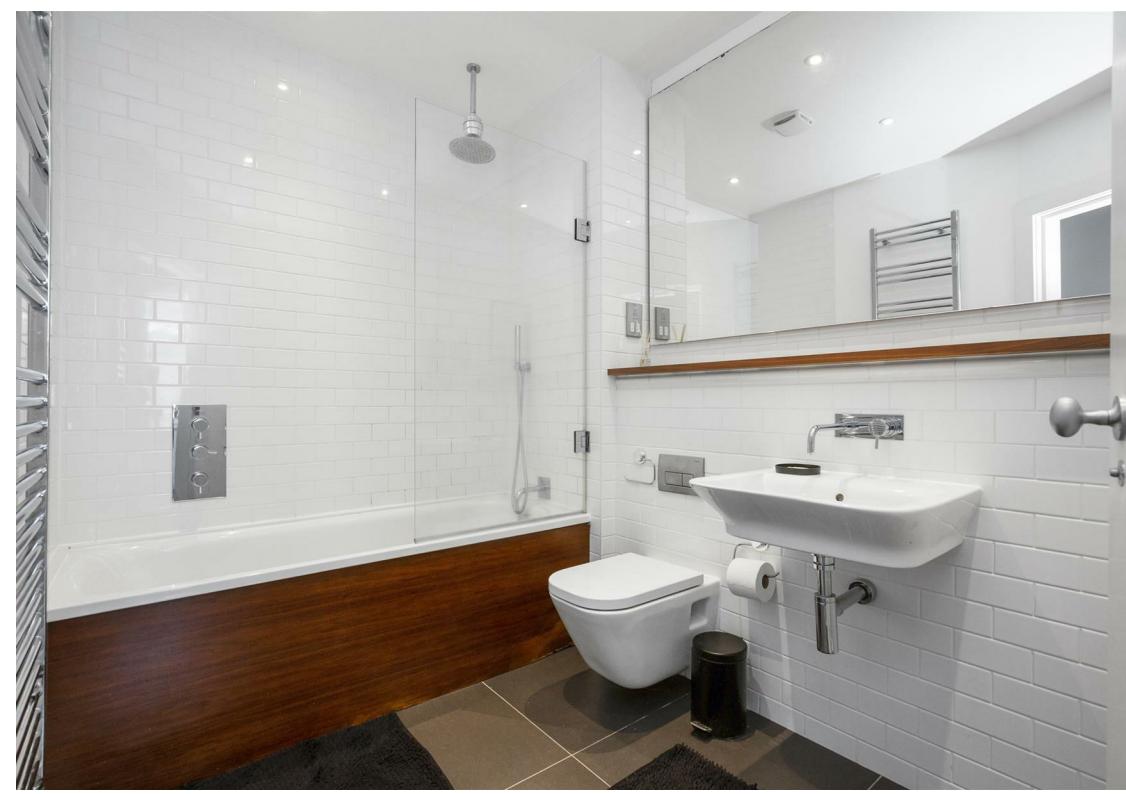
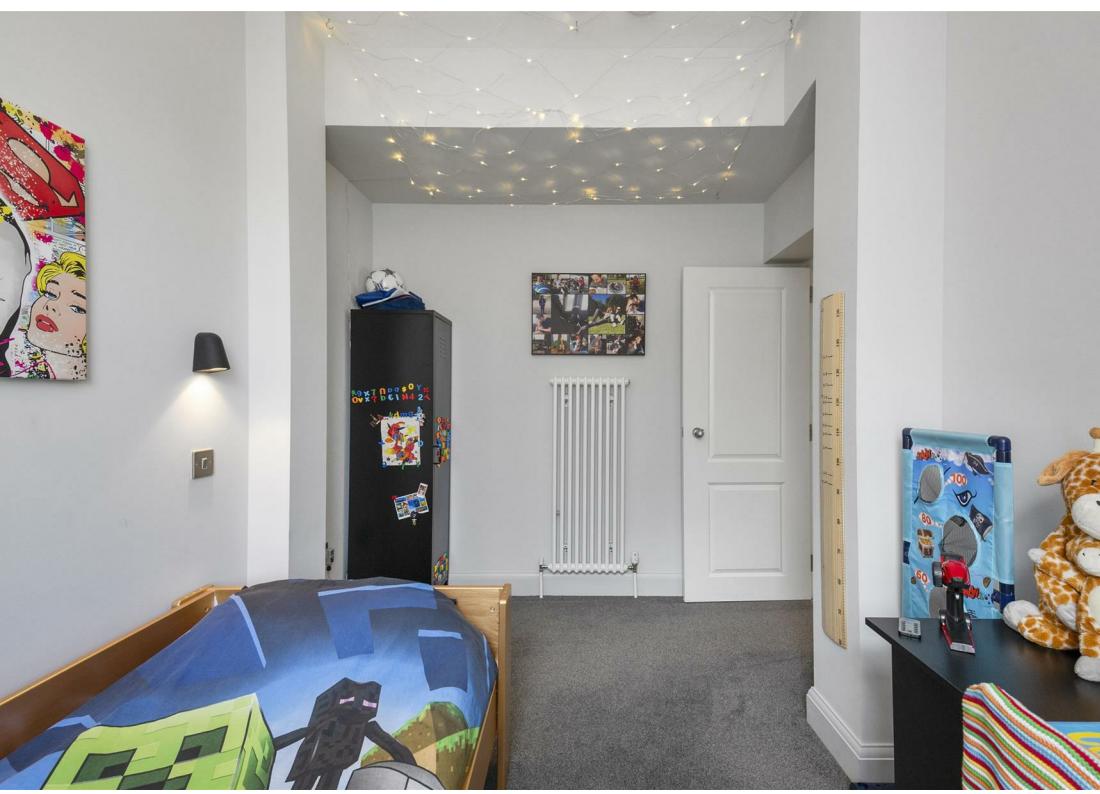
All viewings are strictly by appointment by calling Morgans on 01577 863424.

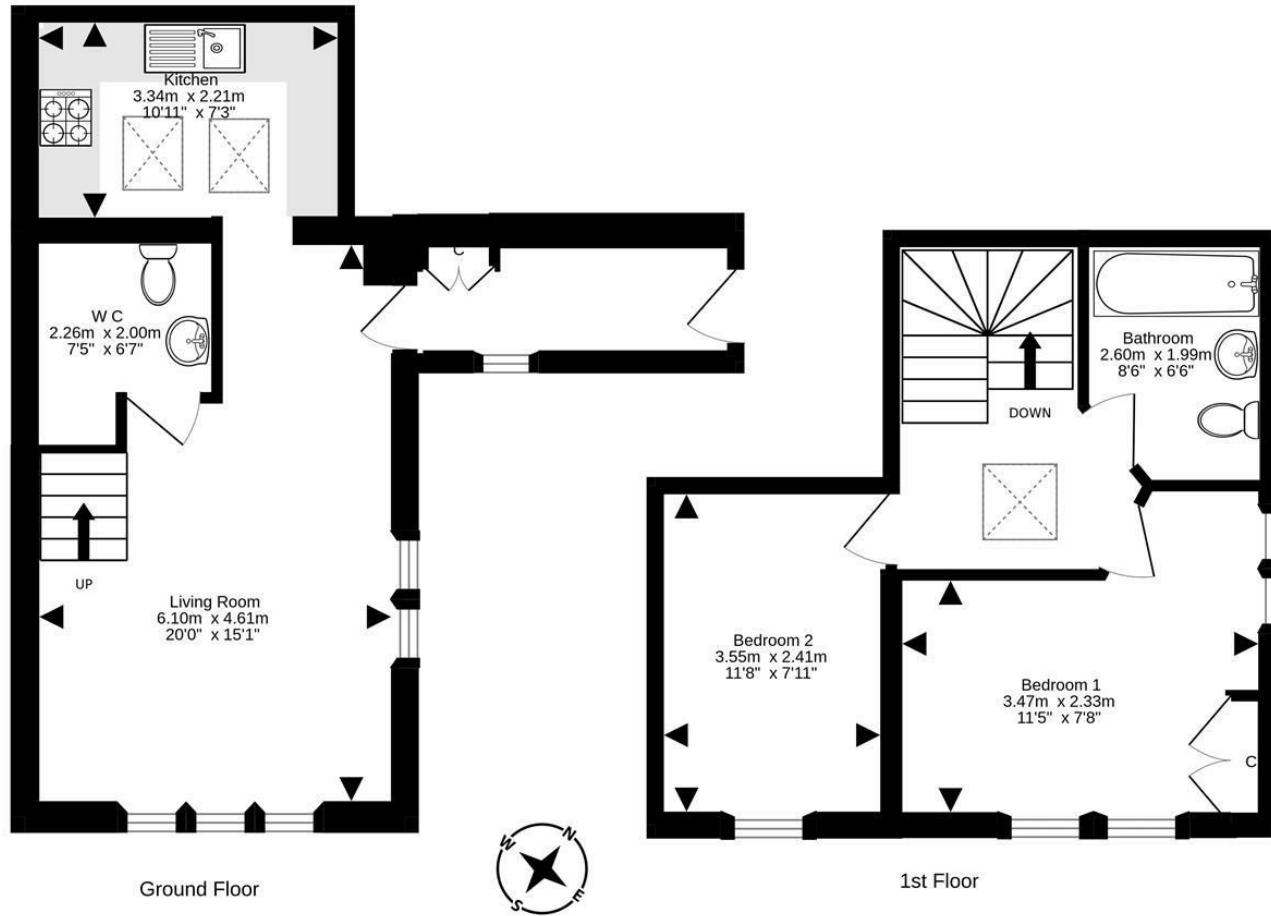
## EXTRAS INCLUDED IN THE SALE

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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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.