



Morgans

PROPERTY

The Knowe, 19 Curate Wynd, Kinross, KY13 8DX

Offers Over £190,000







*** £20,000 Below Home Report Value***** The Knowe is an immaculately presented lower conversion ideally located in a popular Town Centre location. This property has fresh modern décor throughout whilst retaining a great deal of original charm and character. The accommodation has an extremely flexible layout with entry being gained from the front into a reception hallway which in turn leads to the living room and front facing master bedroom. The Tastefully decorated living room is a good size with window to the front, wood burning stove and doors leading to a second double bedroom and dining hallway. The dining hall is currently utilised as an extension of the kitchen with additional storage and ample space for a dining table and chairs if required. The modern kitchen has ample units at base and wall levels, fitted oven, microwave, hob and window to the front. The second reception room currently being utilised as a living room could easily offer an additional bedroom if required. This room has a feature fireplace and windows and a French door leading to the front terrace. There is a study/nursery bedroom to the rear of the property with a window overlooking the rear garden. The family bathroom is a well-presented room with w.c, wash hand basin and L-shaped bath with rain shower over and window to the rear.





OUTSIDE SPACE

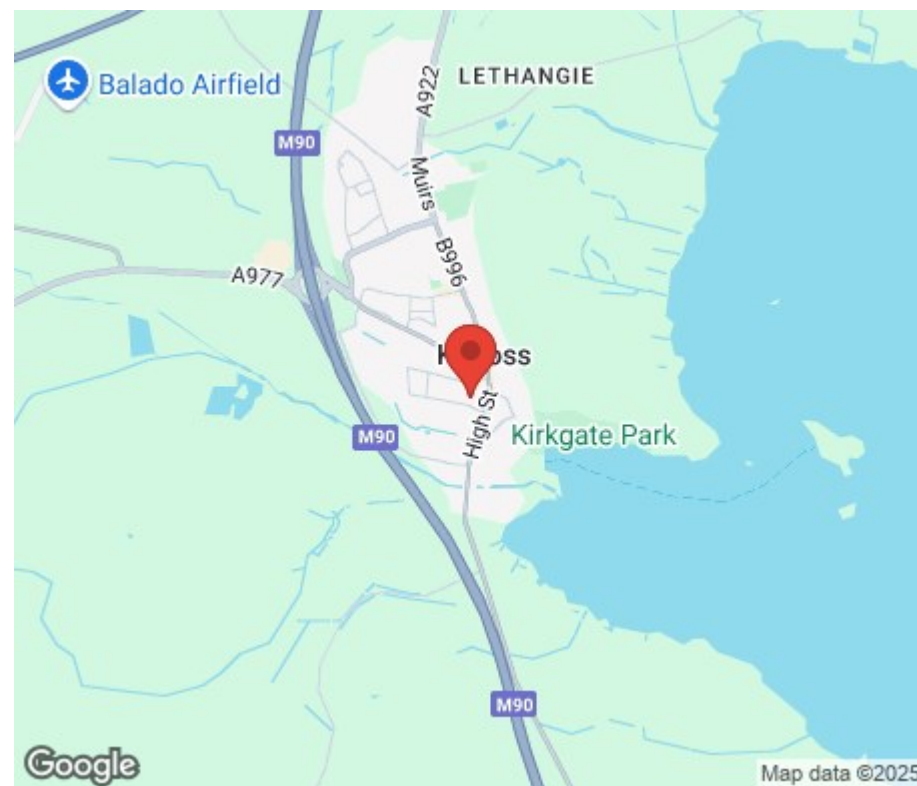
Externally this property has a private terrace to the front offering an ideal space for outside dining. To the rear, the property has a spacious outbuilding, currently housing the boiler and ample additional storage as well as a garden shed. The large garden is a communal space with paved seating areas, lawned drying green and an archway leading to the front.

EXTRAS INCLUDED IN THE SALE

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

VIEWINGS

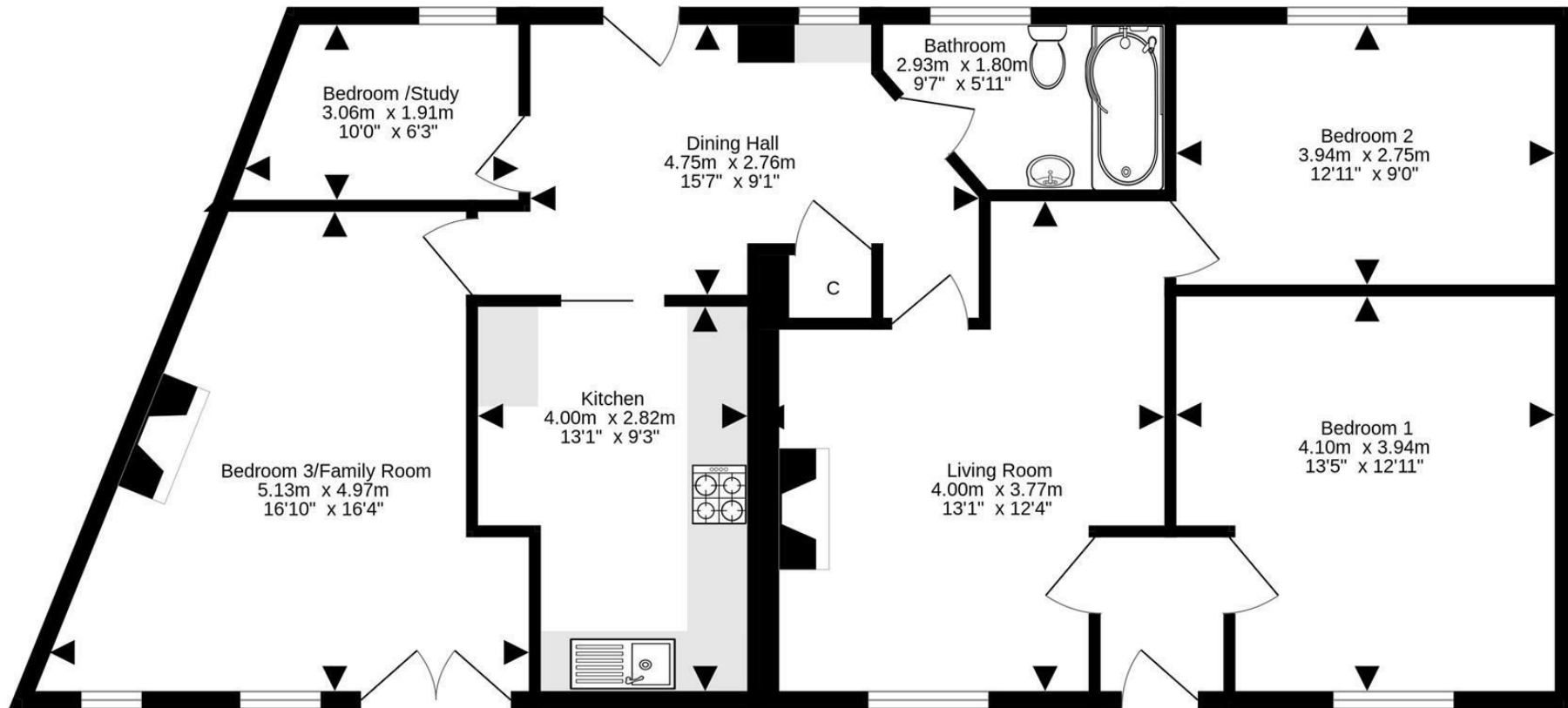
All viewings are strictly by appointment by calling Morgans on 01577 863424.











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.