

70 Simpson Wynd, Kinross, KY13 8GP  
Offers Over £385,000







CLOSING DATE - FRIDAY 10th MAY @ 12 NOON - 70 Simpson Wynd is an immaculately presented executive detached villa ideally located in a prime sought after location in central Kinross. Situated on a large plot overlooking the Church and surrounded by well presented low maintenance landscaped garden ground. This spacious property has been tastefully decorated with high quality fixtures and fittings throughout. Entry is gained from the front into a brightly presented entrance hallway which has doors leading to all ground level accommodation, a useful cloakroom and a staircase leading to the upper level. The formal lounge is a good sized room with windows overlooking the front garden. The open plan kitchen diner is located to the rear of the property with ample modern units at base and wall levels, French doors giving direct access to the rear garden and a further door to the utility room. The utility room has base and wall mounted units, door to the rear garden and space and plumbing for usual appliances. The upper level has 5 good sized bedrooms and a modern family bathroom. The principle suite is a good sized room with fitted storage and en-suite shower room while bedrooms 2 and 3 benefit from a Jack and Jill shower room.





### Outside Space

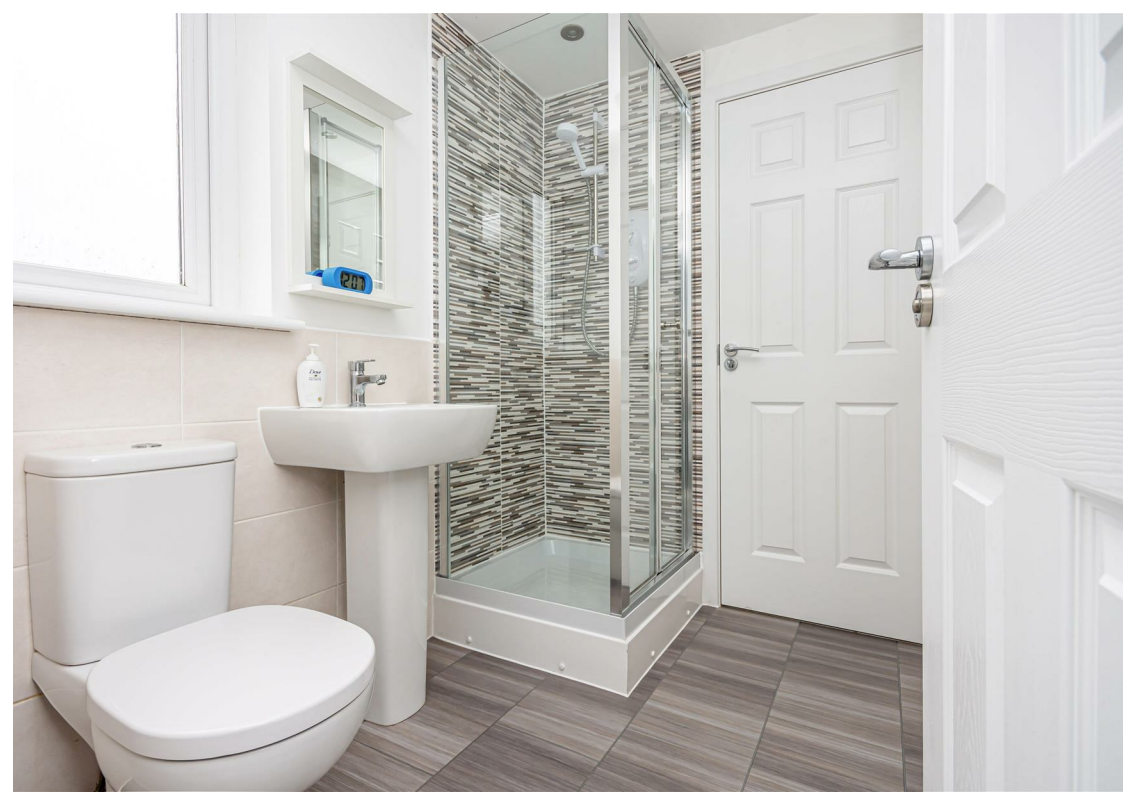
This property is ideally situated on an enviable plot at the edge of the estate with impressive views over Kinross Parish Church. A private road gives access to a mono-blocked driveway which in turn leads to an integrated garage. This property benefits from additional parking to the side and a good sized front garden with patio seating area. The fully enclosed rear garden is a particular feature with fully stocked borders with mature trees and shrubs, lawn and sunken patio seating area with pergola over making an ideal outside entertaining space. The rear garden has a detached garden room with wood burning stove, this room is currently utilised as office space but would make another ideal entertaining space if required.

### EXTRAS INCLUDED IN THE SALE

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

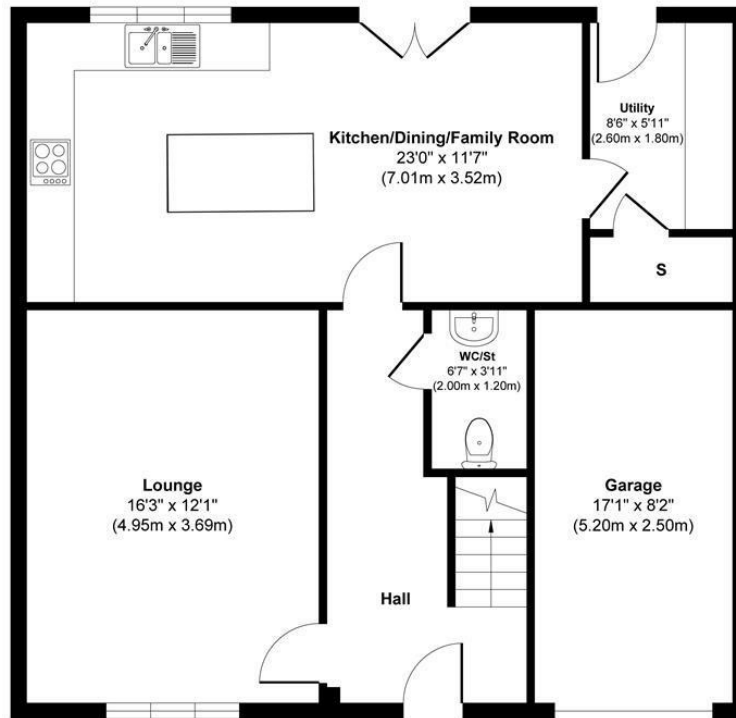
### VIEWINGS

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

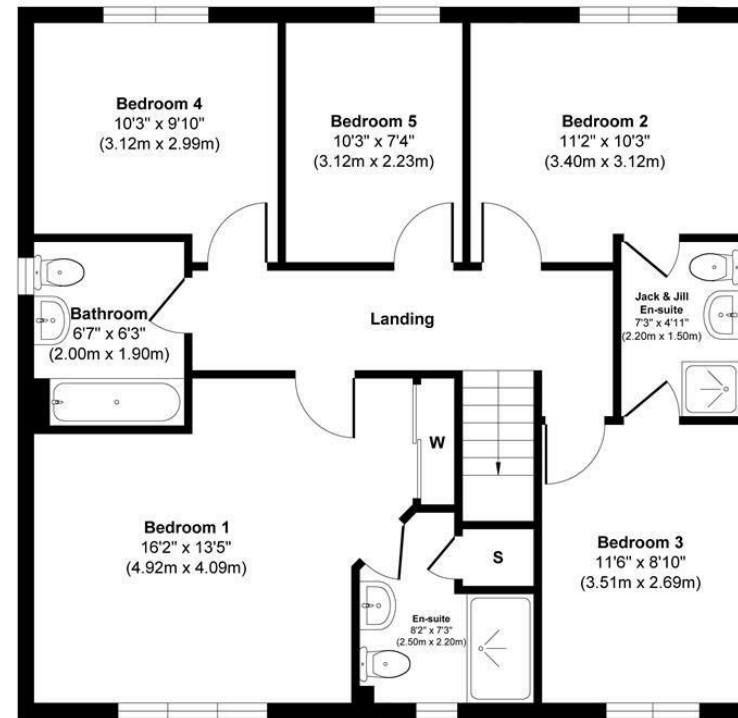








Ground Floor



First Floor



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

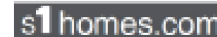


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