



**Morgans**

PROPERTY

23 Curlers' Crescent, Kinross, KY13 9YW  
Offers Over £305,000







23 Curlers Crescent is an immaculately presented detached property built by Springfield Homes. This property is ideally located on a corner plot on an exclusive development and built to an exact specification in a sought after residential location of Milnathort. Access is gained from the front of this property into a brightly presented and spacious entrance hallway. The hallway has doors leading to the lounge, garage and stairs to the upper level. The lounge is a good sized room with large picture window to the front and door leading to the kitchen. The modern kitchen/dining area has ample units at base and wall level providing an abundance of storage with built in fridge freezer, dishwasher, oven, hob and extractor. The dining area benefits from having a large storage cupboard and patio doors leading to the rear garden. There is a useful utility room with space and plumbing for usual appliances with door leading to the side garden and door leading to the large downstairs cloak room. There are three good sized double bedrooms, all with storage with the main bedroom having a modern en-suite shower room. The family bathroom completes the accommodation. Externally this property has gardens to the front and rear. The front garden is predominantly laid to lawn with driveway parking leading to a single garage and gated access to the rear garden. The enclosed rear garden is very private and has a patio seating area and a good size lawn. Viewing is highly recommended to fully appreciate all this house has to offer.





## VIEWINGS

Viewings are strictly by appointment by calling Morgans.

## EXTRAS INCLUDED IN THE SALE

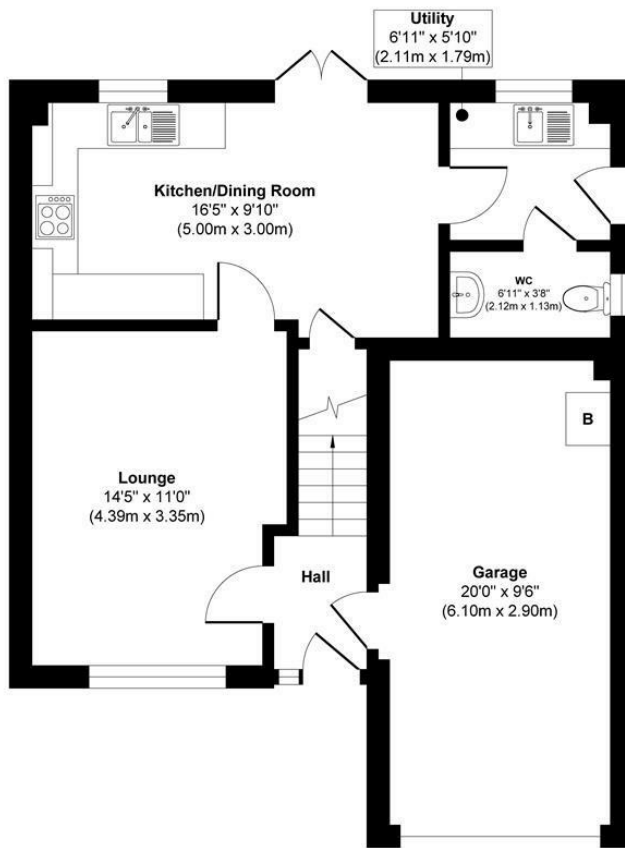
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

## MORGANS PROPERTY PACKAGE

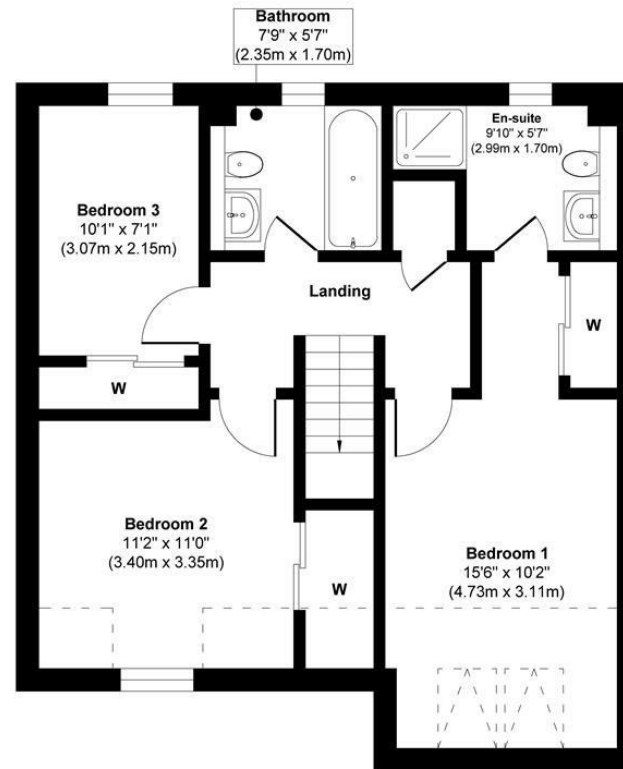
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a **FREE PRE-SALE VALUATION**, estimate and market appraisal without cost or obligation, contact us.







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

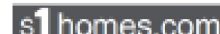


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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have 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.