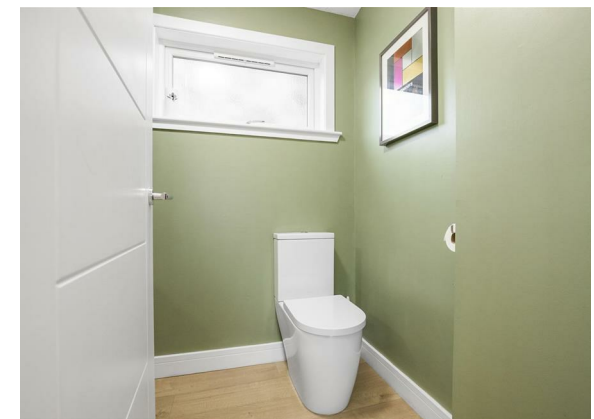




28 Mcbain Place, Kinross, KY13 8QZ
Offers Over £280,000



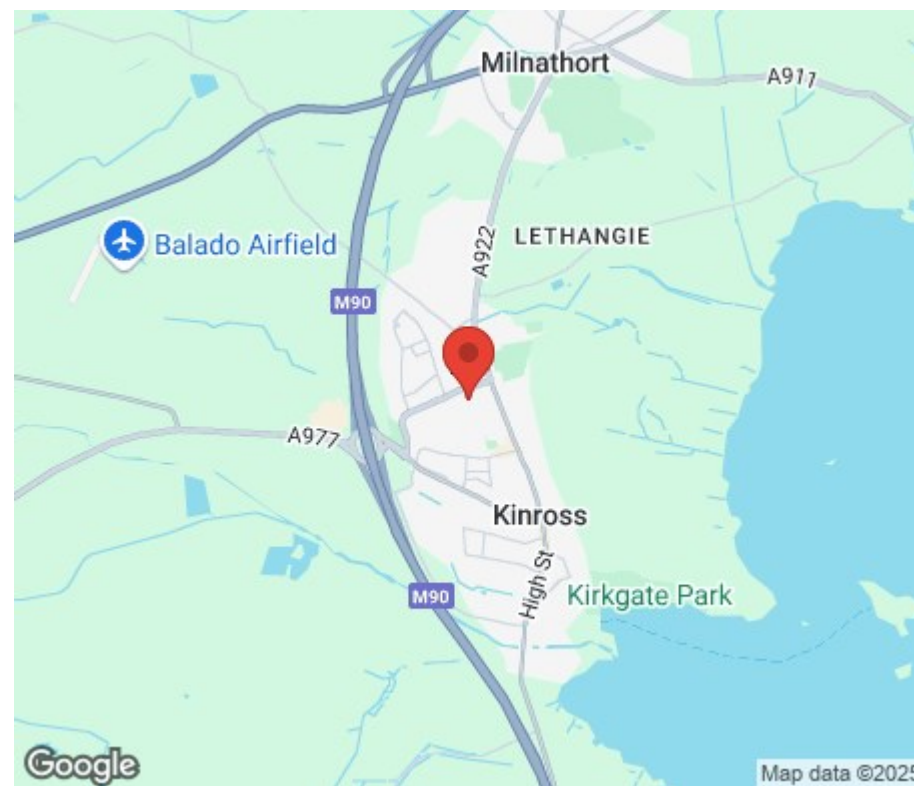




*** £5000 below home report value ***

28 McBain Place is an immaculately presented extended detached villa ideally situated in a popular residential location. This stylish home offers flexible accommodation with the addition of a fourth bedroom or additional reception room, along with a ground floor w.c room and utility/boot room. Access is given from the front into bright and spacious hallway. The hallway has a door leading to the dining kitchen and staircase to the upper level. The contemporary styled dining kitchen is a fantastic space with modern units at base and wall levels, open plan dining room with patio doors leading to the rear garden and wood burning stove. There is a formal lounge located to the front with windows overlooking the front garden. A door from the dining kitchen leads to a rear hallway which provides access to a ground floor w.c, utility/boot room and bedroom 4 or additional reception room. The upper level boasts three good sized bedrooms and a family bathroom. Externally this property has garden ground to both front and rear. The front garden is predominantly laid to lawn with mono-block driveway providing parking for a number of vehicles. The rear garden is fully enclosed with patio seating area, large lawn and timber decking with garden shed. Viewing is highly recommended to fully appreciate the space and style on offer.





EXTRAS INCLUDED IN THE SALE

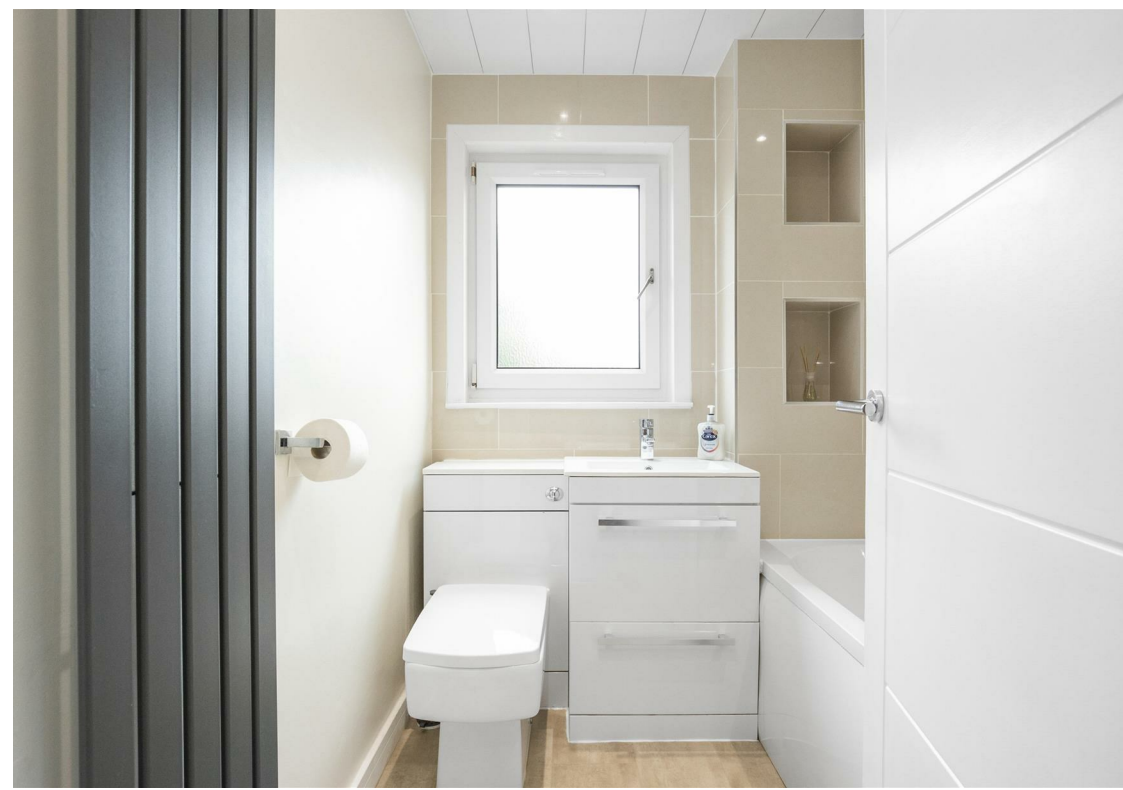
All fitted floor coverings, light fittings and integrated appliances are included in the sale.

VIEWINGS

All viewings are strictly by appointment through Morgans.

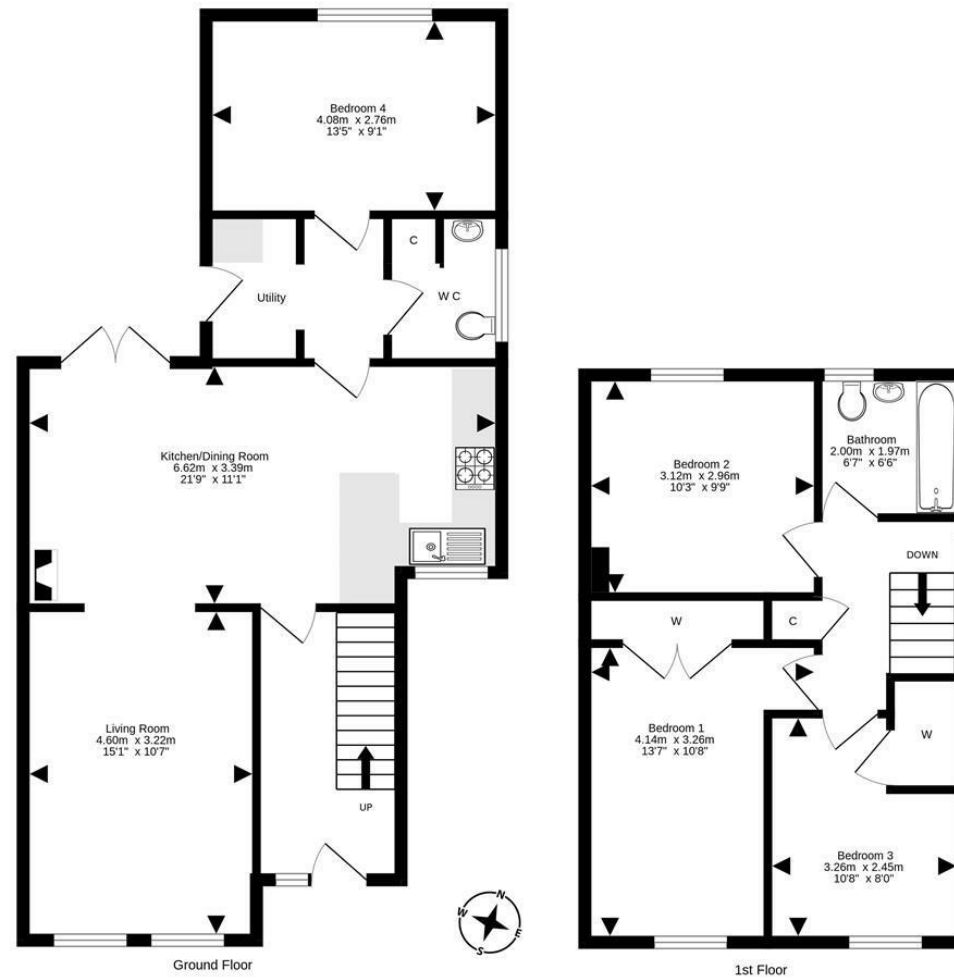
MORGANS PROPERTY PACKAGE

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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PROTECTED

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.