



Morgans

PROPERTY

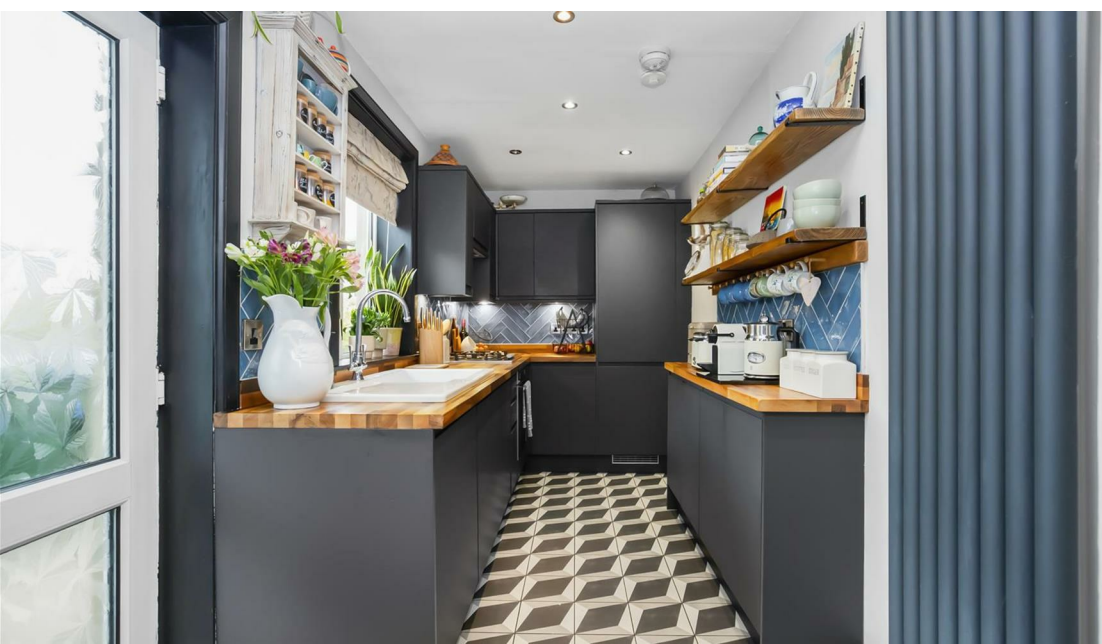
12 Smith Street, Kinross, KY13 8DD
Offers Over £230,000







This delightful stone-built cottage is ideally situated in a popular location in Kinross. This cottage is extremely well presented with an abundance of character and charm with fresh modern décor throughout. Entry is given to the front into a brightly presented entrance hallway which has door leading to the lounge/dining room and staircase leading to the upper level. The lounge/dining room is a good sized room with windows to both front and rear providing a great deal of natural light and ornate feature fireplace with multi fuel stove. A door from the lounge leads to a contemporary styled kitchen at the rear. The stylish kitchen has ample units at base and wall level, built in oven, hob and cooker hood as well as integrated appliances, a window overlooking the rear garden and door leading to the same. Upstairs boasts two good sized double bedrooms and a modern shower room. Externally this property has a large garden to the rear with mature shrubs and plants, lawn, patio seating area and timber shed. The garden is extremely private and offers an ideal outdoor entertaining space. Viewing is highly recommended.





EXTRAS INCLUDED IN THE SALE

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

VIEWINGS

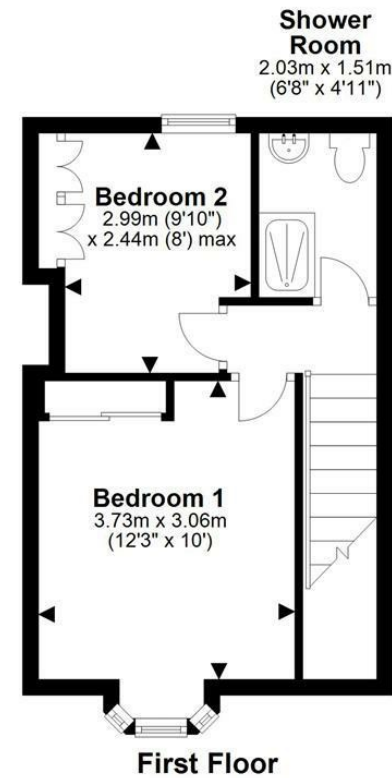
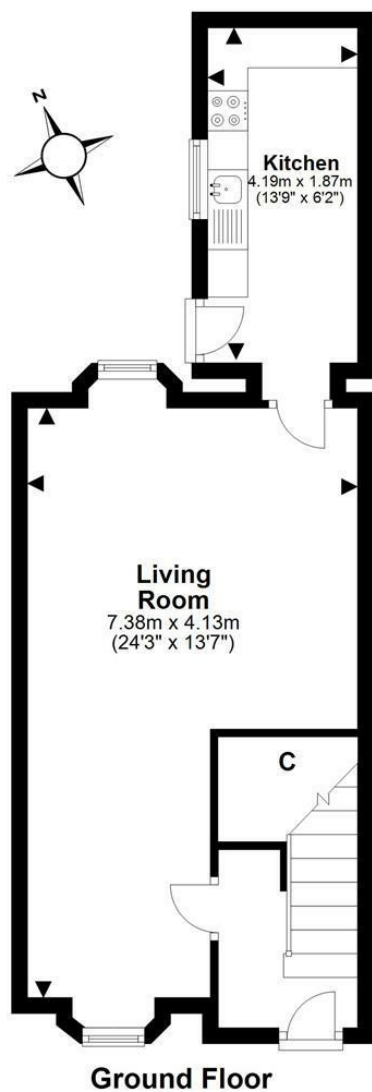
Viewings are strictly by appointment by calling Morgans.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.