



35 Simpson Wynd, Kinross, KY13 8GP
Offers Over £340,000







35 Simpson Wynd is an immaculately presented detached villa ideally situated in a central location in Kinross. Brought to the market in move in condition this property has had a recent garage conversion to further enhance the living accommodation and provide a ground floor shower room. The accommodation comprises brightly presented entrance hallway, large lounge to the rear with French doors leading to enclosed rear garden, a modern dining kitchen with ample units at base and wall levels, window overlooking the rear garden, built-in larder cupboard and external door to the side. There is a recently fitted ground floor shower room, ground level 5th bedroom and a dining/family room to the front. The upper level has a further four good sized bedrooms with the principle suite having an en-suite shower room and a family bathroom. Externally this property has an open aspect to the front overlooking the nearby Church with driveway parking. The rear garden is fully enclosed and mainly laid to lawn with patio seating area. Viewing is highly recommended to fully appreciate the size and space on offer.





EXTRAS INCLUDED IN THE SALE

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

VIEWINGS

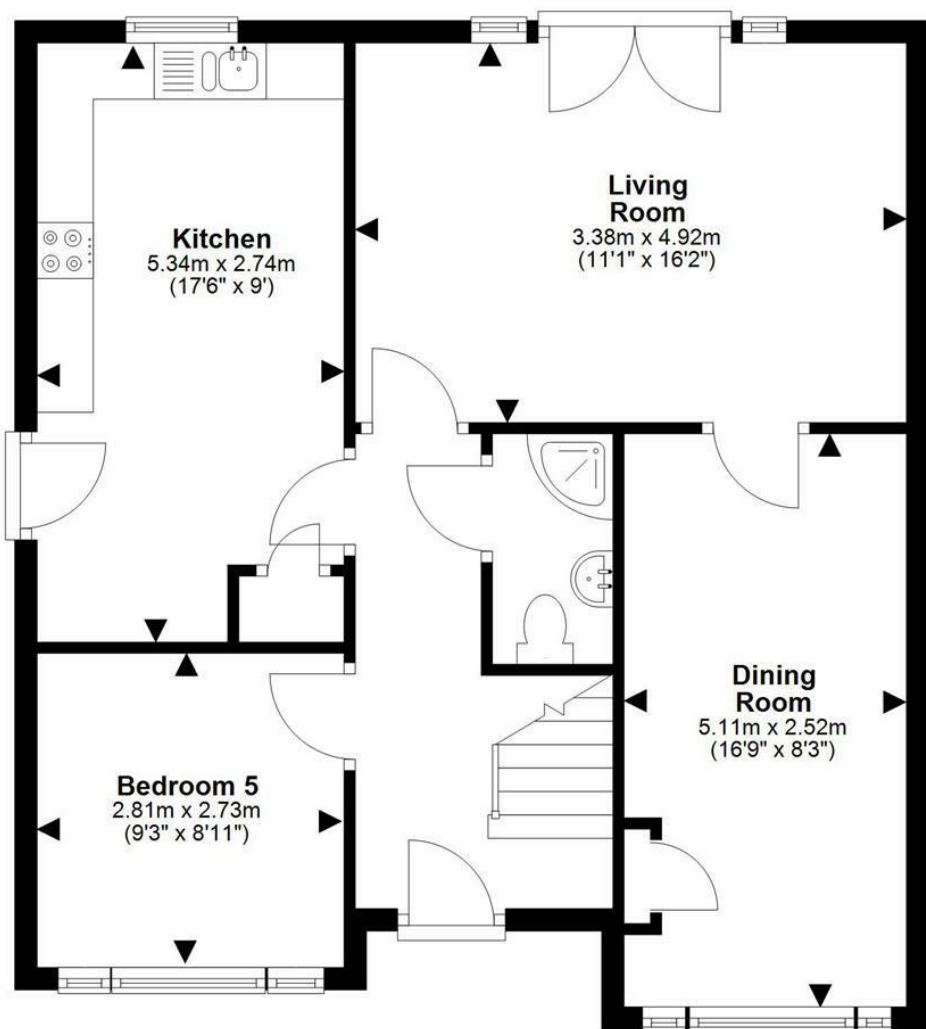
All viewings are strictly by appointment by calling Morgans on 01577 863424.

MORGANS PROPERTY PACKAGE

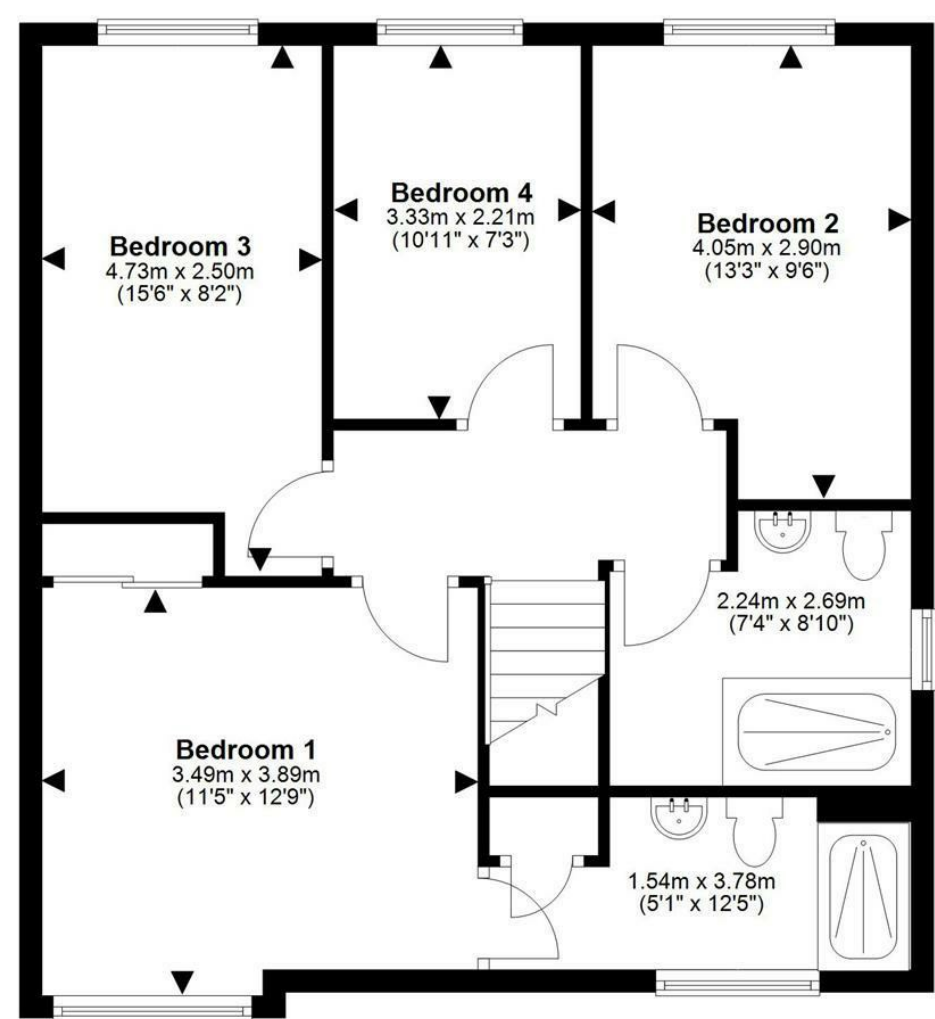
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a **FREE PRE-SALE VALUATION**, estimate and market appraisal without cost or obligation, please contact us.







Ground Floor



First Floor



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.



SOLICITORS | PROPERTY

62 High Street, Kinross, KY13 8AN

Tel: 01577 863424

www.morganlaw.co.uk



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.