

**Morgans**

PROPERTY

16 Katrine Place, Kinross, KY13 8YY

Offers Over £280,000











" 2nd Chance to View " 16 Katrine Place is a well-presented detached villa ideally situated in a quiet cul de sac. This property has an enviable corner plot, open to the rear, close to recreational parkland and rural walkways. Entry is gained to the side into a brightly presented and spacious entrance hallway. The hallway has doors leading to all ground level accommodation and a staircase leading to the upper level. The large living room is located to the front with wood burning stove and double window formation affording a great deal of natural light. The kitchen and separate dining room are located to the rear of the property with the kitchen being fitted with a number of units at base and wall level, tiled splash back and spaces and plumbing for usual appliances. A rear door from the kitchen leads to the rear garden, while French doors from the dining room lead to the same. There is also a modern ground floor w.c. The upper level has four good sized bedrooms and a modern family bathroom. Externally this property has garden to both front and rear. The front garden is enclosed by mature hedging with a driveway running the full depth of the property leading to a single garage. The rear garden is fully enclosed with patio seating area, lawn and mature stocked borders. Viewing is highly recommended.







### EXTRAS INCLUDED IN THE SALE

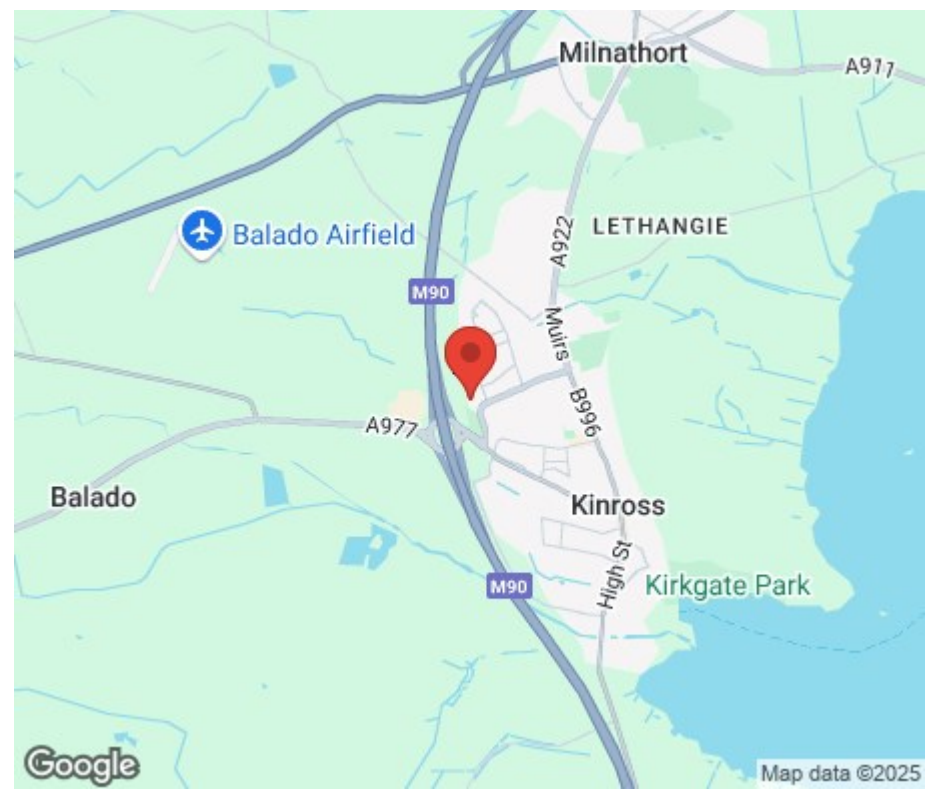
All fitted floor coverings and integrated appliances are included in the sale.

### 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.







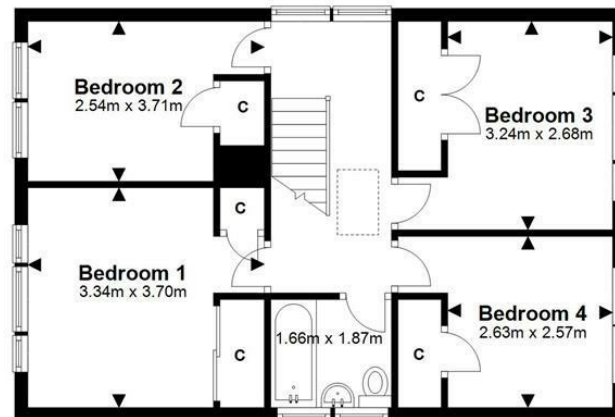












For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



SOLICITORS | PROPERTY

62 High Street, Kinross, KY13 8AN

Tel: 01577 863424

[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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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.