

Morgans

PROPERTY

17 Tummel Place, Kinross, KY13 8YT

Offers Over £245,000











17 Tummel Place is an immaculately presented detached bungalow that has been sympathetically extended to offer extra living space. The living accommodation is located at the rear of the property overlooking the South facing garden. The property boasts a great location at the end of a quiet cul-de-sac in a popular residential location.. Entry is gained from the side into a generous sized hallway with storage which in turn gives access to all other accommodation. The lounge is a good sized room with a large picture window overlooking the rear garden, feature fireplace, open access through to the dining room and double doors leading to the kitchen. The contemporary styled kitchen is a particular feature of the property with ample units at base and wall level, fitted oven, hob and cooker hood and doorway leading to the rear garden. The dining/family room is a spacious bright room with french doors also leading to the rear garden. There are three good sized bedrooms with one room offering built-in storage while the two larger double rooms having ample space for free standing furniture. The modern shower room is fully tiled and comprises w.c, wash hand basin and shower cabinet. Fitted chrome towel rail and window to the side. Externally, a driveway leads to a detached single garage with well-maintained gardens to the front, side and rear of the property. The rear garden is south facing and also benefits from having an extra large patio running the full length of the property. Viewing is highly recommended to fully appreciate this property.







## VIEWINGS

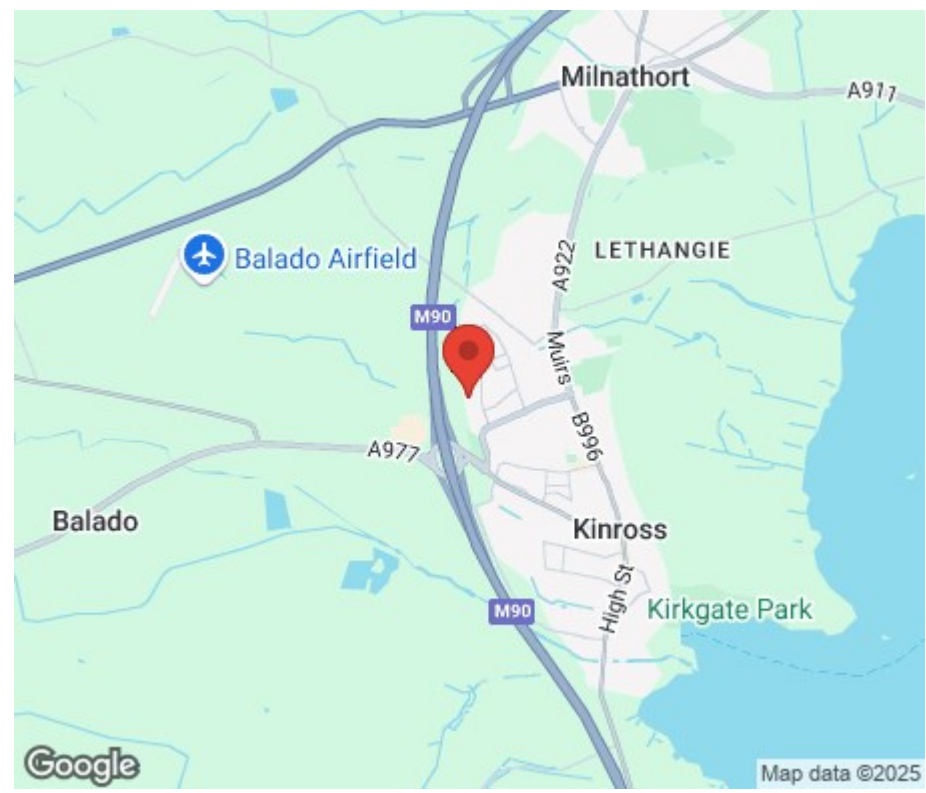
Strictly by appointment through Morgans.

## EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances.

## 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.







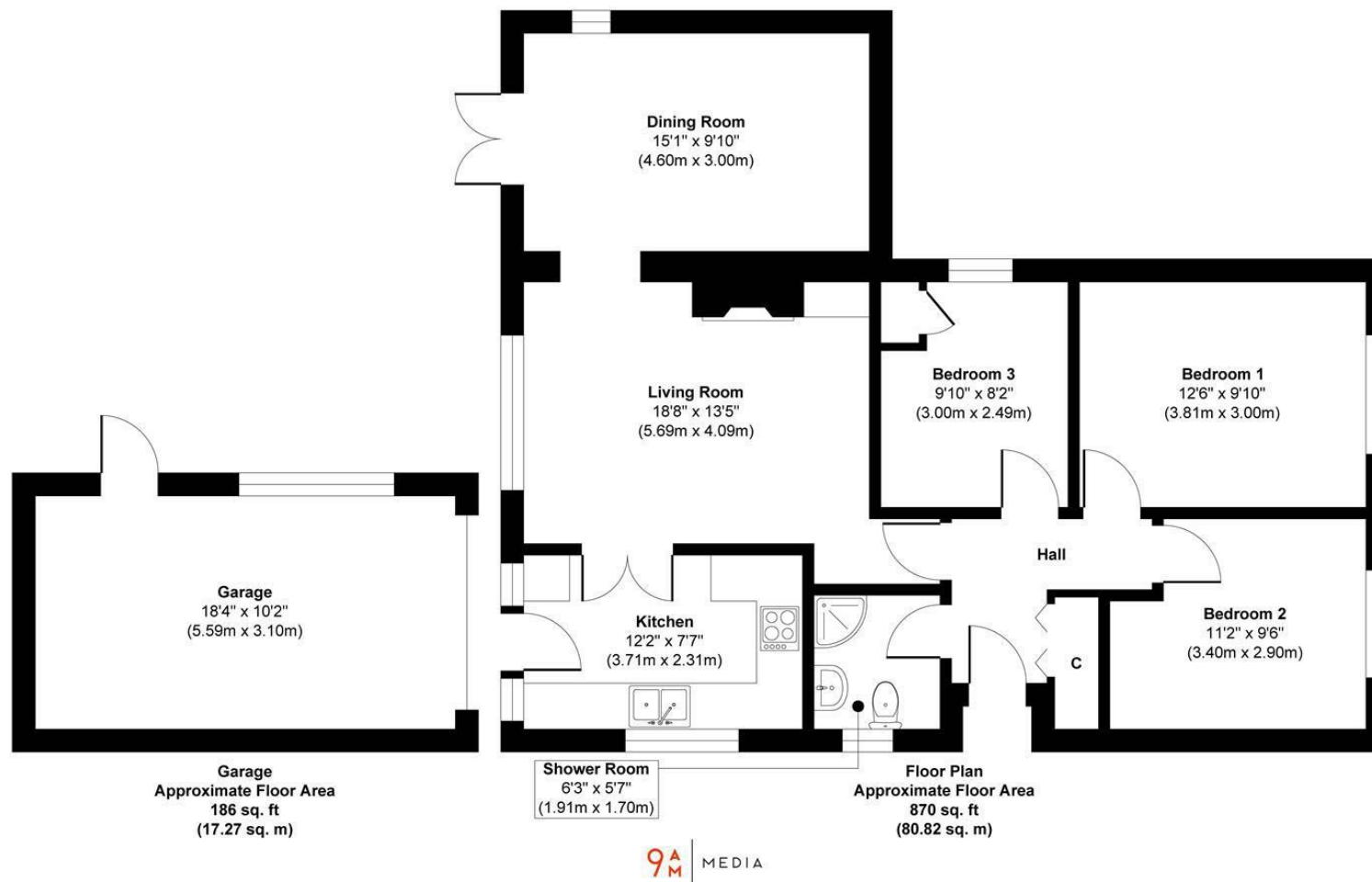












**Approx. Gross Internal Floor Area 1056 sq. ft / 98.09 sq. m (Including Garage)**

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



SOLICITORS | PROPERTY

62 High Street, Kinross, KY13 8AN

Tel: 01577 863424

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



espc

s1homes.com

rightmove

Zoopla.co.uk

onTheMarket.com

naei | propertymark  
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.