



46 Muirs, Kinross, KY13 8AU
Offers Over £510,000







CLOSING DATE SET FOR FRIDAY 31ST JANUARY 2025 12 NOON

46 Muirs is a rarely available, beautifully presented traditional semi-detached villa ideally located in a sought after location in Kinross. This property has been tastefully decorated throughout and boasts a great deal of original features including hardwood flooring, ceiling coving and stained glass window to name a few. Entry is given to the front into an entrance vestibule with ornate tiled flooring which leads to an impressive hallway. The brightly presented and spacious hallway has an imposing staircase giving access to the upper level and hardwood doors leading to the lounge, dining room and kitchen. The spacious lounge is located at the front of the property with panelled bay window overlooking the front garden, feature fireplace and recessed Edinburgh Press. The formal dining room is another spacious room with ornate fireplace and door leading to a useful side annex incorporating office/ground floor bedroom and modern shower room. This annex has its own entrance offering a potential business opportunity if required. To the rear of the property is a modern dining kitchen with ample units at base and wall level, "Neff" built-in appliances, breakfast bar seating and doors leading to a utility, rear hall and spacious conservatory overlooking the rear garden. The upper level boasts three good sized double bedrooms, office/nursery room and large modern bathroom.





OUTSIDE SPACE

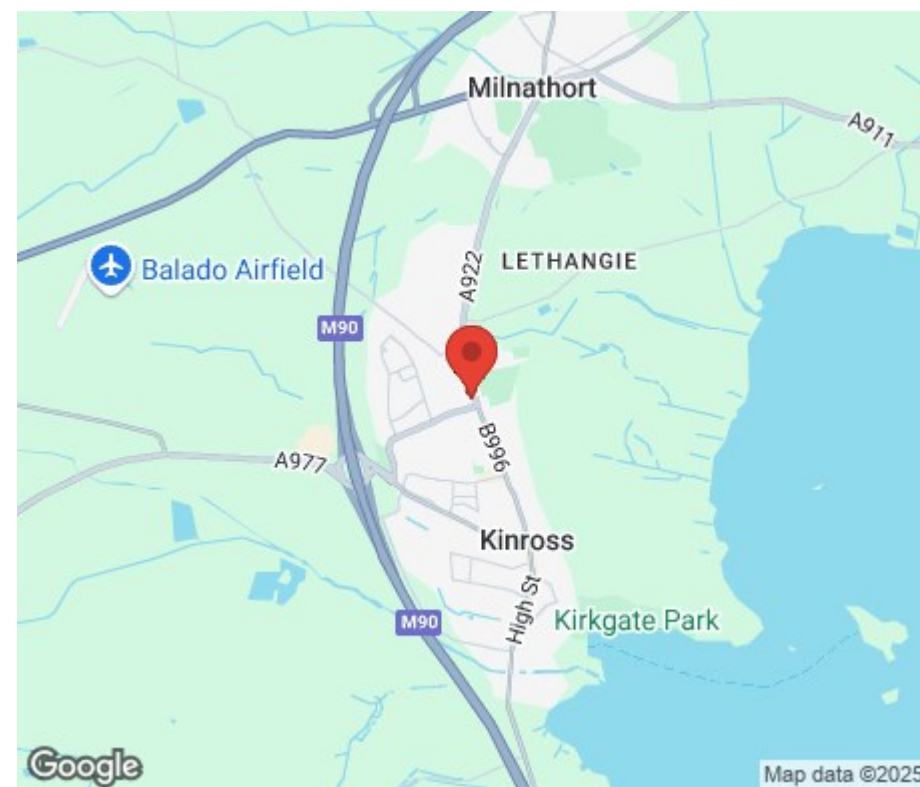
This property is set on a large plot with garden ground to both front and rear. A cobble effect driveway runs the full depth of the plot leading to a detached double garage with separate storage area. The garage has a remote controlled electric roller door, power and light and floored attic with lighting. There is a large turning area adjacent to the garage and two lawned sections with fully stocked borders. A patio seating area offers an ideal outdoor entertaining space making the most of the West facing garden.

NOTES

All rooms except the sun room have double glazing with a 5 years warranty remaining. The "Neff Kitchen appliances include, 2 full size ovens, combination oven/microwave, induction hob with extractor over, fridge, dishwasher, warming drawer and wine cooler. The Kitchen, shower room and family bathroom all have "Amtico" flooring.

EXTRAS INCLUDED IN THE PRICE

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











9AM MEDIA

Approx. Gross Internal Floor Area 2168 sq. ft / 201.60 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



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