



3 Mavisbank, Kinross, KY13 8QR  
Offers Over £510,000











Mavisbank, is an exquisite detached house offering a perfect blend of modern living and comfort, set in a charming, quiet cul-de-sac in Kinross. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities. Access is given from the front into a bright, spacious hallway with doors leading to all ground level accommodation and a modern staircase leading to the upper level. The fantastic lounge/diner/family room is perfect for entertaining guests or enjoying quiet family evenings. One of the standout features of this property is the bifold doors that seamlessly connect this room to the garden. This creates a wonderful flow between indoor and outdoor living, allowing natural light to flood the space and providing easy access to the beautifully maintained garden, perfect for summer gatherings or peaceful relaxation. The heart of the home is undoubtedly the new contemporary dining kitchen, which has been finished to a high standard. This stylish space is designed for both functionality and aesthetics, making it a delightful area for cooking and dining. With two well-appointed bathrooms, and a cloakroom this home ensures convenience for all family members. The thoughtful layout and modern finishes throughout the property make it a truly desirable residence. Externally, there is a large mono-blocked driveway to the front leading to an integrated double garage fitted with electric doors. Inside the garage is a fitted utility area. The fully enclosed rear and side garden is predominantly laid to lawn with mature stocked borders and patio seating area.







## VIEWINGS

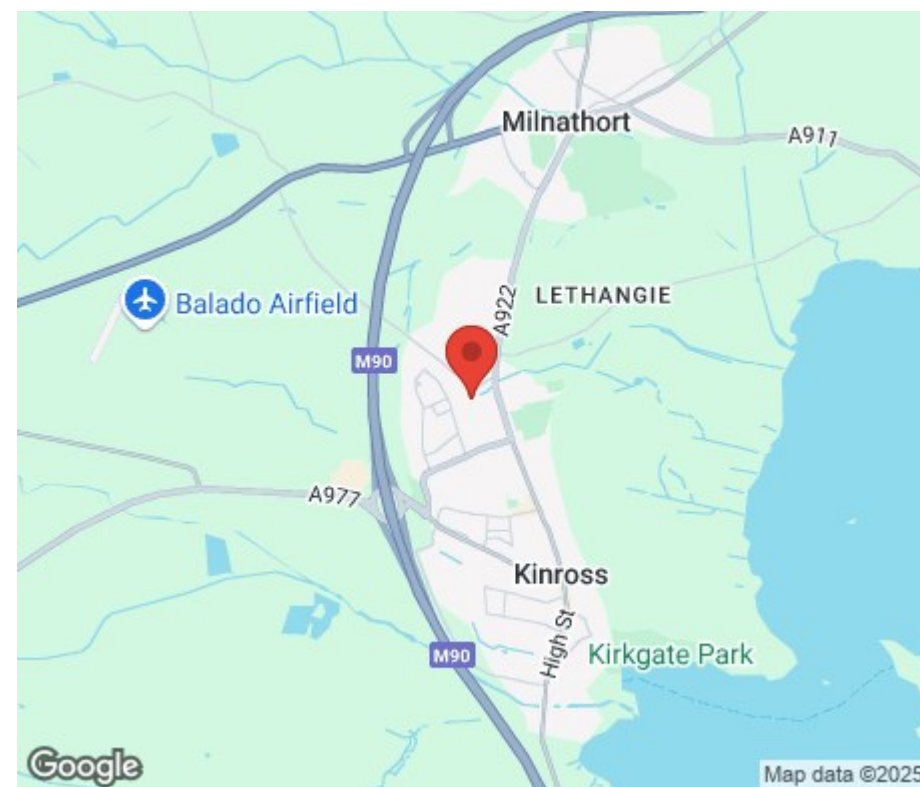
All viewings are strictly by appointment by calling Morgans on 01577 863424.

## EXTRAS INCLUDED IN THE SALE

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

## 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.







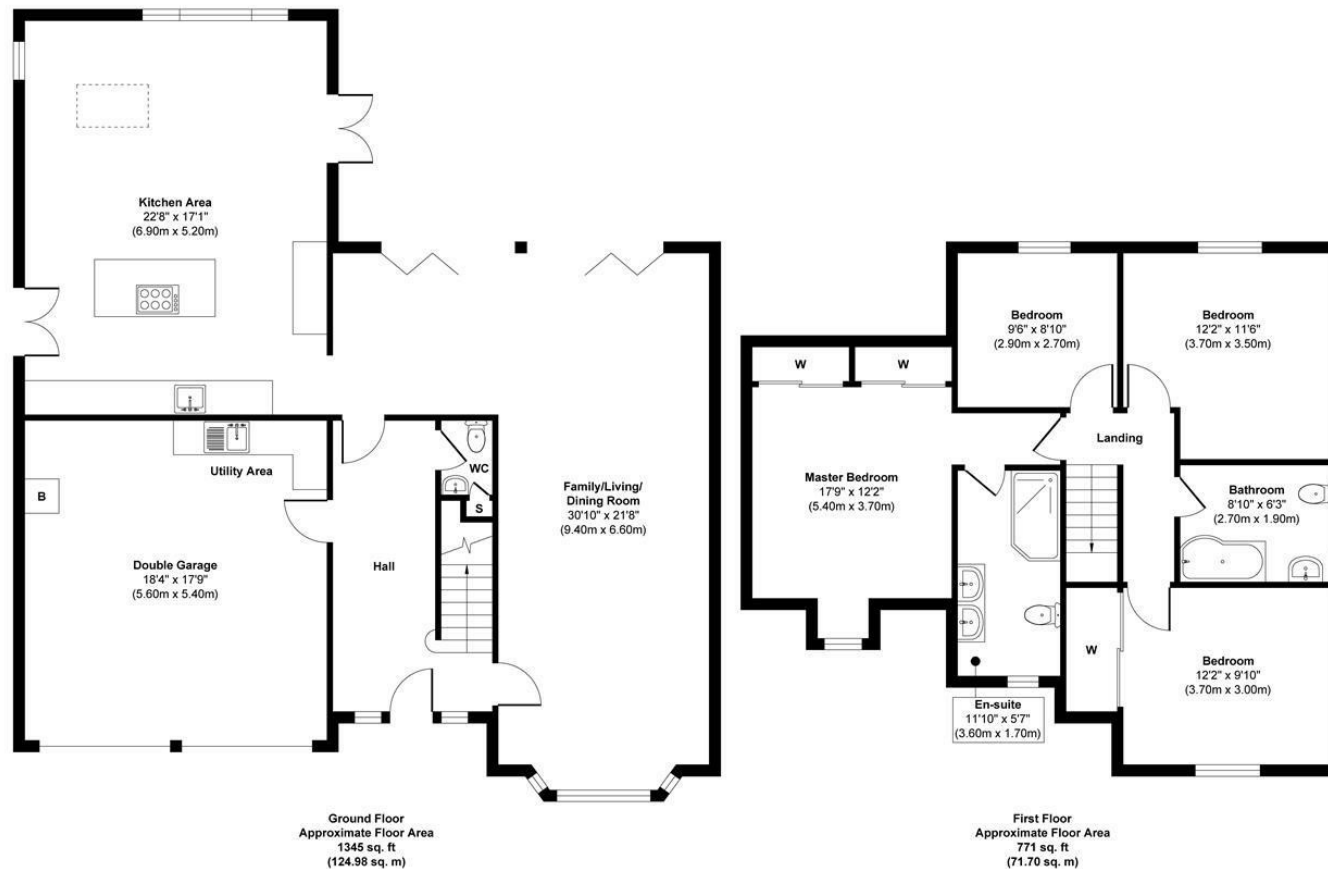












### Approx. Gross Internal Floor Area 2116 sq. ft / 196.68 sq. m

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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