

Morgans

PROPERTY

70 Whitecraigs, Kinnesswood, KY13 9JN

Offers Over £300,000











Nestled in the charming village of Kinnesswood, 70 Whitecraigs presents an exceptional opportunity to acquire a delightful family home set on an enviable corner plot. This well-appointed house boasts a spacious lounge with dining area, enhanced by a lovely bay window that floods the room with natural light, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The property features a well-designed breakfasting kitchen, which is complemented by a convenient utility room, providing ample space for all your culinary needs. With four generously sized bedrooms, one of which is located on the ground floor, this home offers plenty of room for a growing family or for those who enjoy having guests. The two modern shower rooms ensure that morning routines are both efficient and comfortable. Externally, the property boasts a well-maintained monobloc driveway that leads to a single garage with electric door, providing ample space for parking and storage. The tiered garden is a standout feature, offering a lovely outdoor space that is both functional and aesthetically pleasing. This garden presents an excellent opportunity for gardening enthusiasts or for those who simply enjoy being outdoors. Surrounded by the picturesque scenery including Bishop Hill and Loch Leven Nature Reserve, this residence not only offers a peaceful retreat but also easy access to local amenities and the stunning natural beauty of the area. Whether you are looking for a family home or a tranquil escape, 70 Whitecraigs is a property that truly deserves your attention.







#### VIEWINGS

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

#### EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings, washing machine, tumble dryer, integrated appliances and garden shed will be included in the sale. Other pieces of furniture currently in the property may be available by negotiation.

#### NOTES

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists

#### 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.







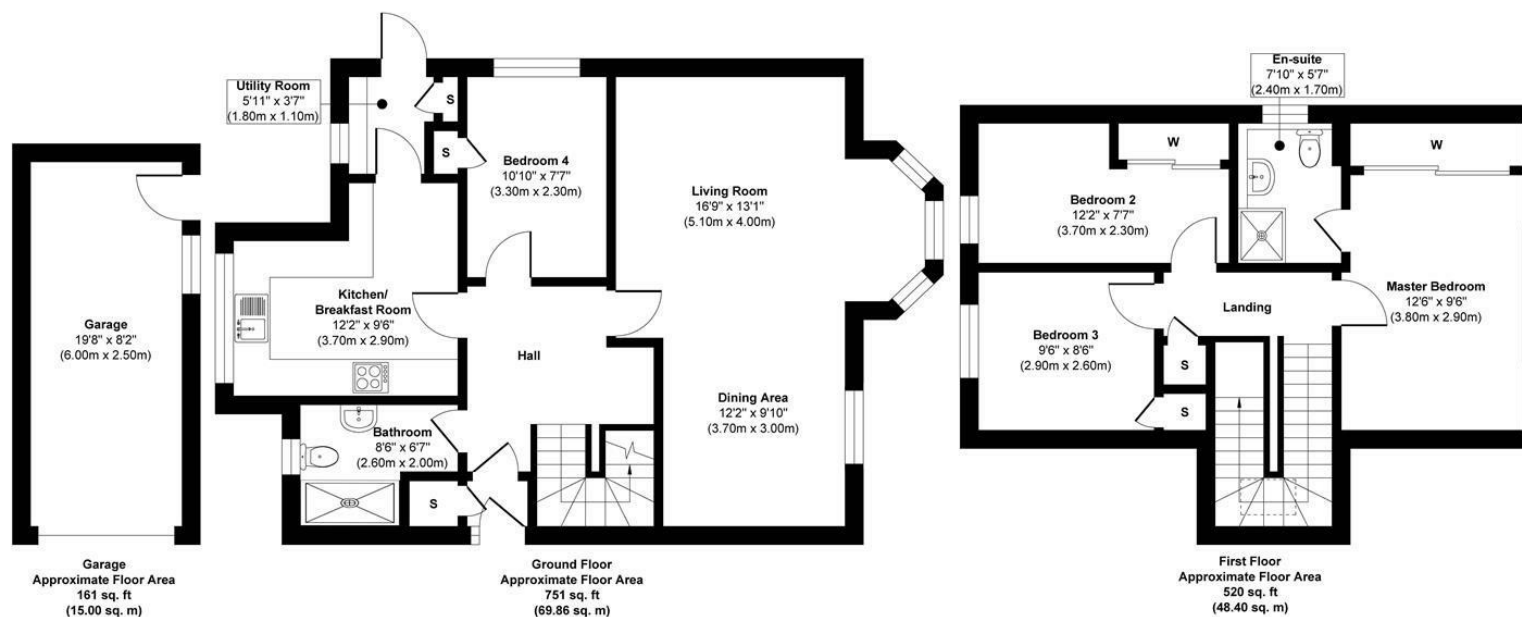












### Approx. Gross Internal Floor Area 1432 sq. ft / 133.26 sq. m (Including Garage)

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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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.