



Morgans

PROPERTY

49 Burnbank Meadows, Kinross, KY13 8GE

Offers Over £430,000







Burnbank Meadows is an immaculately presented detached property, finished to a high standard and set on a generous corner plot offering an exceptional living experience for families seeking both comfort and style. Upon entering, you are welcomed into a large hallway that is bright and spacious with ground floor cloakroom and leads directly into the beautifully designed lounge featuring a charming bay window that floods the room with natural light. The contemporary fire with surround adds a touch of elegance, making it the perfect space for relaxation or entertaining guests. The heart of the home is undoubtedly the modern open-plan kitchen/family room, which seamlessly connects to the rear garden and to a separate dining room, ideal for family gatherings and dinner parties. A useful utility off the kitchen has access to the garage and the rear garden. This impressive residence comprises four spacious double bedrooms, with two of the bedrooms benefiting from ensuite shower rooms, while the impressive family bathroom, caters to the needs of the household. The outdoor space is equally impressive, with a large enclosed rear garden that is mainly laid to lawn, providing a safe and serene environment for children and pets to play. The expansive patio area is ideal for alfresco dining or simply relaxing in the sun, while mature shrubs add a touch of greenery and privacy. To the front of the property is a mono block driveway leading to the double integrated garage and lawn area. With flexible family accommodation spread over two floors, this property is designed to adapt to your lifestyle whether you are looking for a peaceful sanctuary or a vibrant family hub. With its prime location in Kinross, residents can enjoy the tranquillity of suburban living while being within easy reach of local amenities and transport links.





VIEWINGS

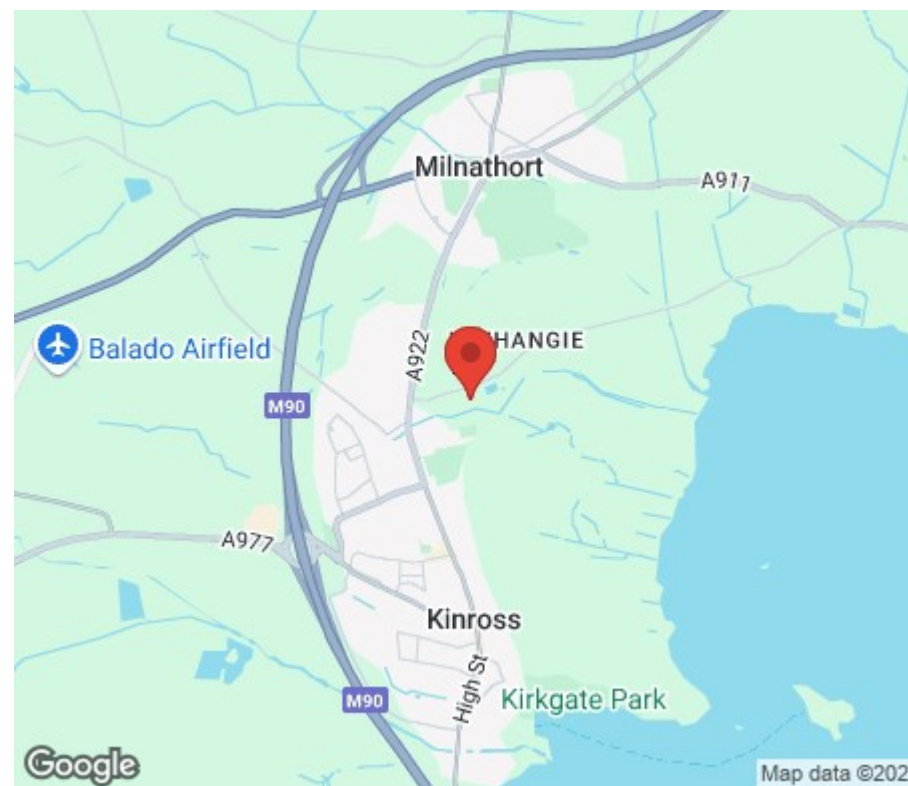
All viewings are strictly by appointment by calling Morgans on 01577 863424.

EXTRAS INCLUDED IN THE SALE

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

MORGANS PROPERTY PACKAGE

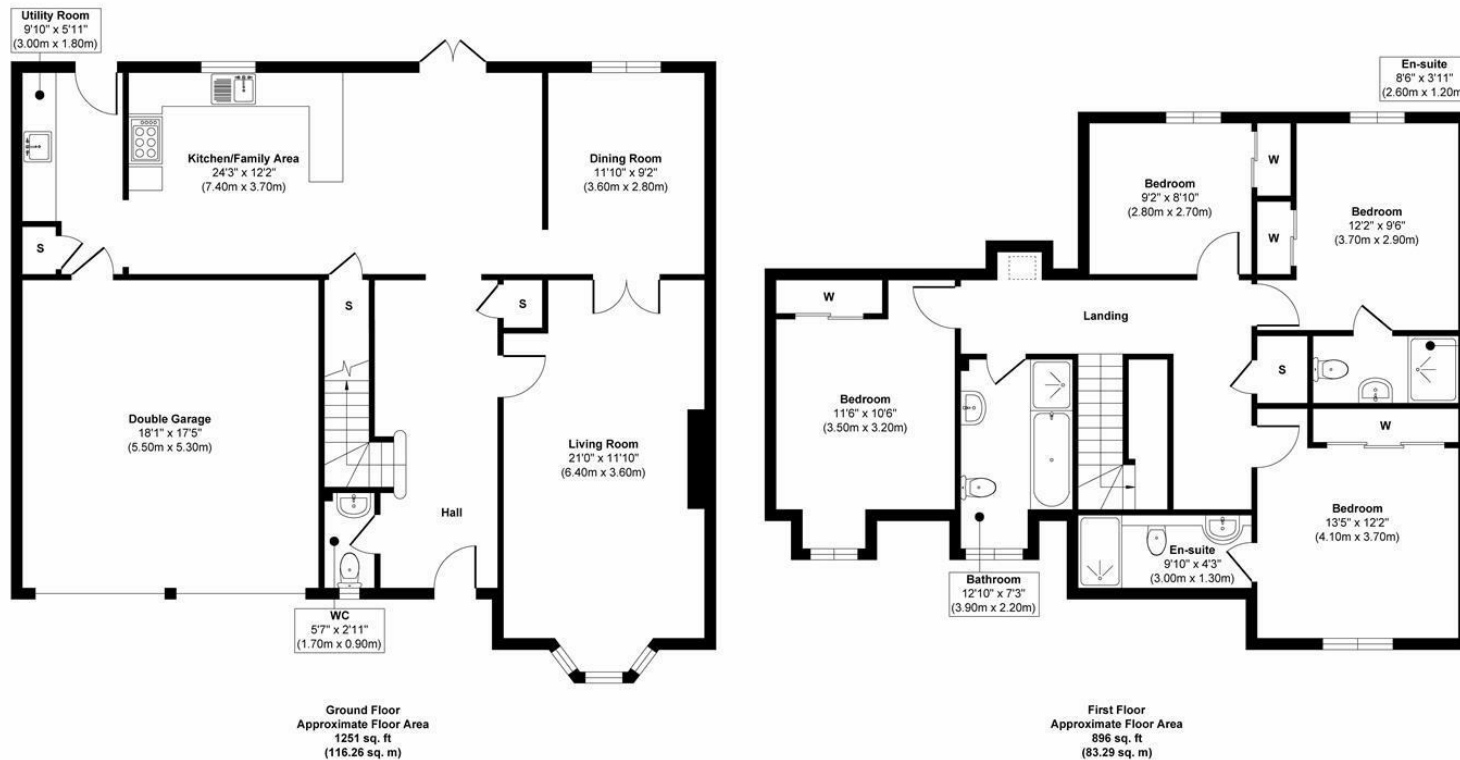
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, please contact us.











9AM MEDIA

Approx. Gross Internal Floor Area 2147 sq. ft / 199.55 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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