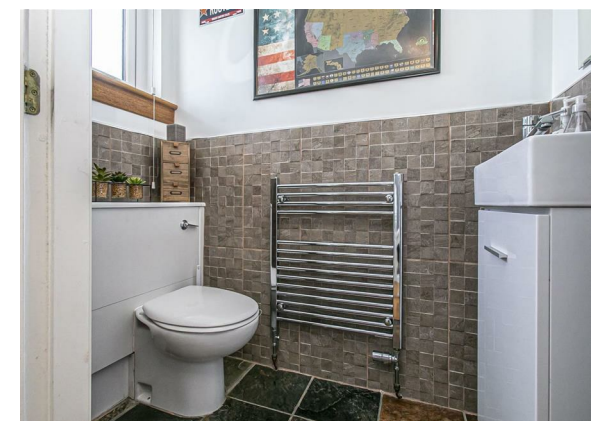




Morgans

PROPERTY

11 Hatchbank Road, Kinross, KY13 9JY

Offers Over £275,000







11 Hatchbank Road is an immaculately presented 3 bed detached villa, situated in a tranquil quiet location just outside of Kinross. This property is brought to the market in move in condition with fresh neutral décor throughout and has impressive views towards the Benarty Hills and the surrounding countryside. Access is given to the front into a brightly presented and spacious hallway which has a staircase leading to the upper level and providing access to all ground level accommodation. The exceptional lounge/diner with wood burning stove boasts French doors that open out to the garden, allowing for a seamless connection between indoor and outdoor spaces. This area is perfect for both relaxation and entertaining, providing a bright and airy environment. The modern kitchen is well-equipped with an abundance of storage, ensuring that all your culinary needs are met, and it also offers convenient access to the outside. The villa comprises a ground floor bedroom, ideal for guests or those seeking single-level living, while two further bedrooms are located upstairs, providing ample space for family or visitors. The family shower room is thoughtfully designed, alongside a ground floor cloakroom for added convenience.





OUTSIDE

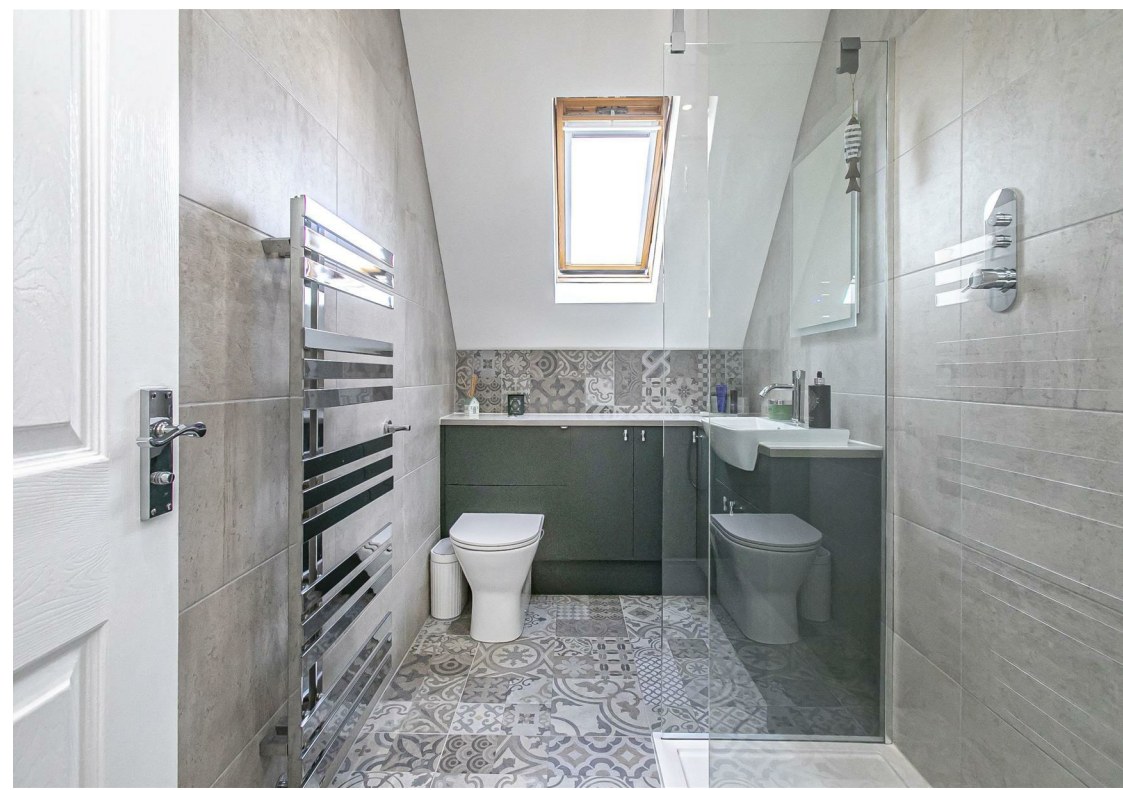
Externally, the front garden is predominantly laid to lawn, providing a pleasant first impression, while a driveway leads to a single garage, offering convenient off-road parking. The enclosed rear garden is a true highlight, featuring a well-maintained lawn complemented by several patio areas, perfect for outdoor entertaining or simply enjoying the tranquil surroundings. Mature borders add a touch of greenery and privacy, creating a serene retreat right at your doorstep. In summary, 11 Hatchbank Road is a charming and spacious family home in a desirable location, offering both comfort and scenic beauty. It is a must-see for anyone looking to settle in the lovely Kinross area.

VIEWINGS

Viewings are strictly by appointment through Morgans.

EXTRAS INCLUDED IN THE SALE

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







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Approx. Gross Internal Floor Area 1220 sq. ft / 113.30 sq. m

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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.