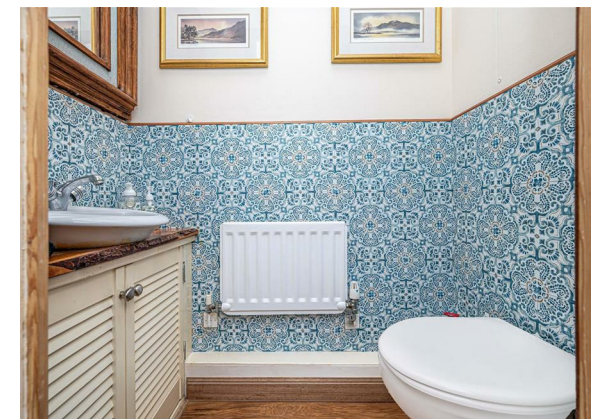
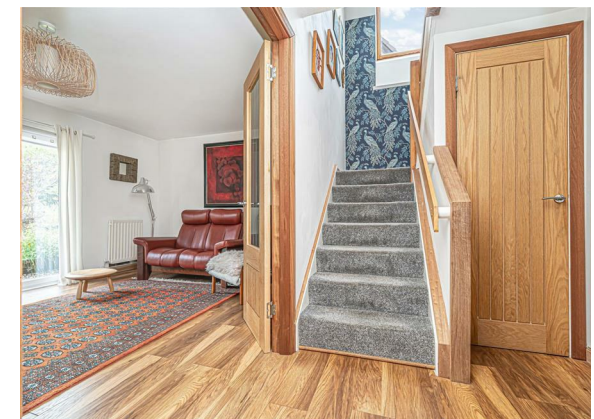




Morgans

PROPERTY

40 Morlich Place, Kinross, KY13 8BW

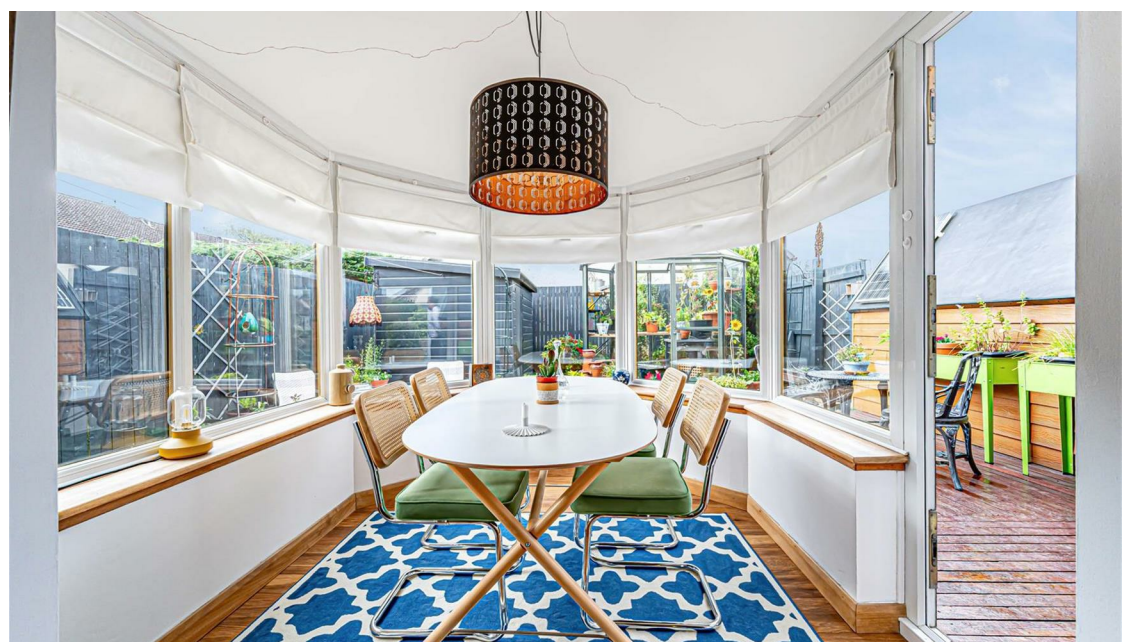
Offers Over £260,000







40 Morlich Place is a well-presented detached villa ideally located in a sought-after residential area of Kinross. This charming property offers a perfect blend of comfort and modern living, making it an ideal family home. As you enter, you are greeted by a spacious hallway that creates a warm and inviting atmosphere. The ground floor features a spacious lounge with feature fire and floor to ceiling windows allowing a great deal of natural light. Additionally, there is a convenient downstairs w.c, enhancing the practicality of the home. The heart of the house is undoubtedly the open-plan modern kitchen, which flows seamlessly into a delightful sunroom/dining room. This area is bathed in natural light and overlooks the beautifully maintained rear garden, making it a perfect spot for family gatherings or quiet mornings with a cup of tea. Upstairs, you will find three well-proportioned bedrooms all with fitted storage. The family bathroom is also located on this level, providing ample facilities for the household.





OUTSIDE SPACE

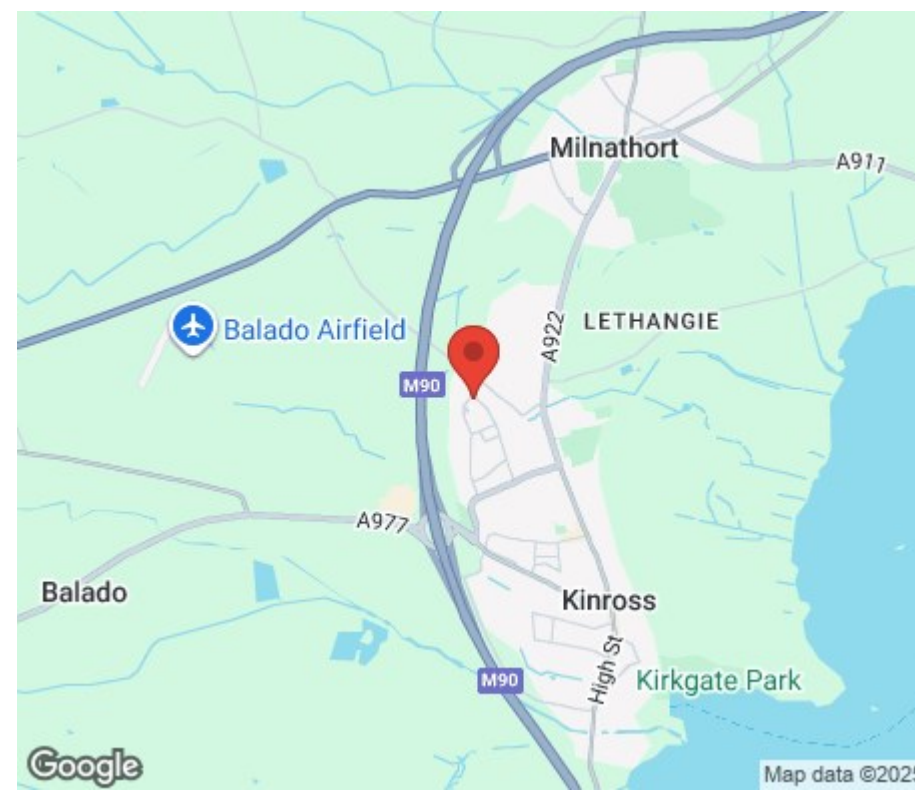
One of the standout features of this property is the well-insulated garden pod with solar panels, currently utilised as a home office. This versatile space provides an ideal environment for remote work or creative pursuits, all while being nestled in the tranquillity of your own garden. The exterior of the property is equally impressive, with a front garden that adds to the home's curb appeal and with a driveway for two vehicles at the side. The fully enclosed rear garden is a true oasis, complete with decking, seating areas and a Robinson hexagonal greenhouse, making it perfect for summer barbecues or simply enjoying a peaceful afternoon outdoors.

VIEWINGS

Viewings are strictly by appointment through Morgans.

MORGANS PROPERTY PACKAGE

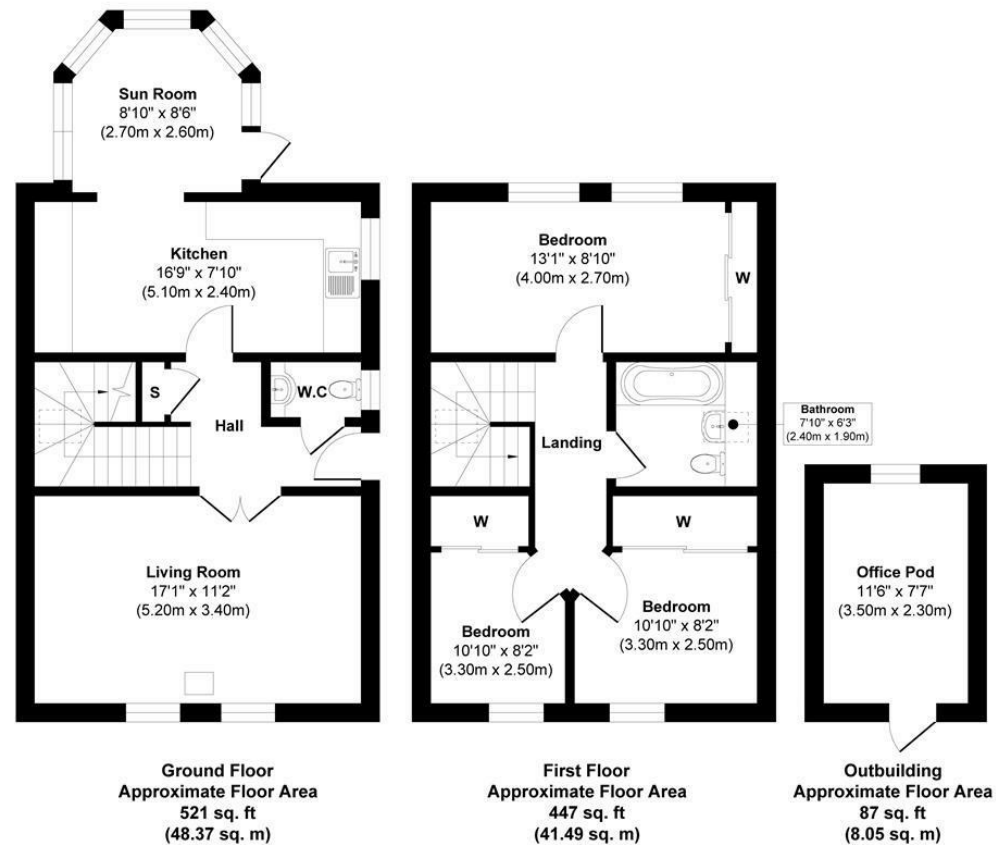
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Approx. Gross Internal Floor Area 1055 sq. ft / 97.91 sq. m (Including Outbuilding)

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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