



Morgans

PROPERTY

7 Rannoch Place, Kinross, KY13 8BQ

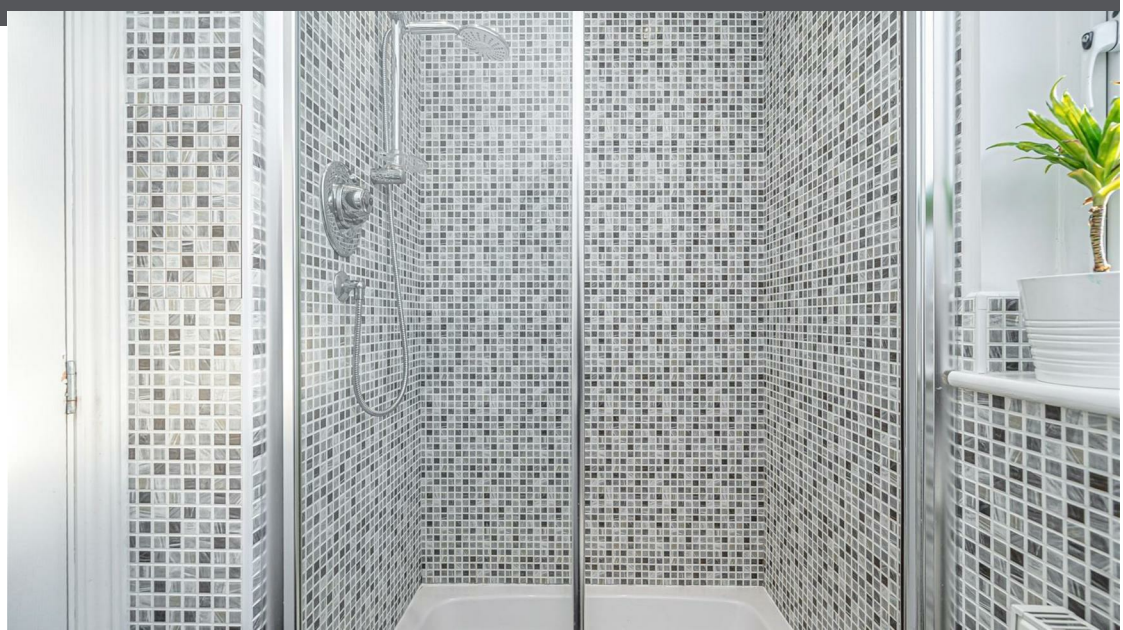
Offers Over £245,000







7 Rannoch Place, Kinross, is an immaculately presented semi-detached villa. With three well-appointed bedrooms, this stylish home boasts fresh modern décor throughout, making it an inviting space for families and professionals alike. Upon entering, you are welcomed into a charming vestibule that leads to a generously sized lounge. This bright and airy room features a lovely window to the front and a wood burner that serves as a delightful focal point, perfect for cosy evenings. An elegant archway connects the lounge to the contemporary dining kitchen, which is a standout feature of the property. The kitchen is fitted with ample base and wall units, complemented by a breakfast bar, making it an ideal space for both cooking and entertaining. Double doors open into a conservatory, seamlessly blending indoor and outdoor living, while a useful utility area and a shower room adds practicality to the layout. The upper floor comprises two spacious double bedrooms and a single room, all of which are well-lit and thoughtfully designed. A large family bathroom completes this level, providing ample space for relaxation. Externally, the property boasts a large driveway leading to a single garage equipped with an electric car charger, catering to modern needs. The rear garden is fully enclosed, offering a private sanctuary with several patio areas, decking, and a well-maintained lawn, perfect for outdoor gatherings or quiet moments in the sun. This property is not only a beautiful home but also situated in a sought-after location, making it an excellent opportunity for those looking to settle in Kinross.





VIEWINGS

Viewings are strictly by appointment by calling Morgans.

EXTRAS INCLUDED IN THE SALE

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

MORGANS PROPERTY PACKAGE

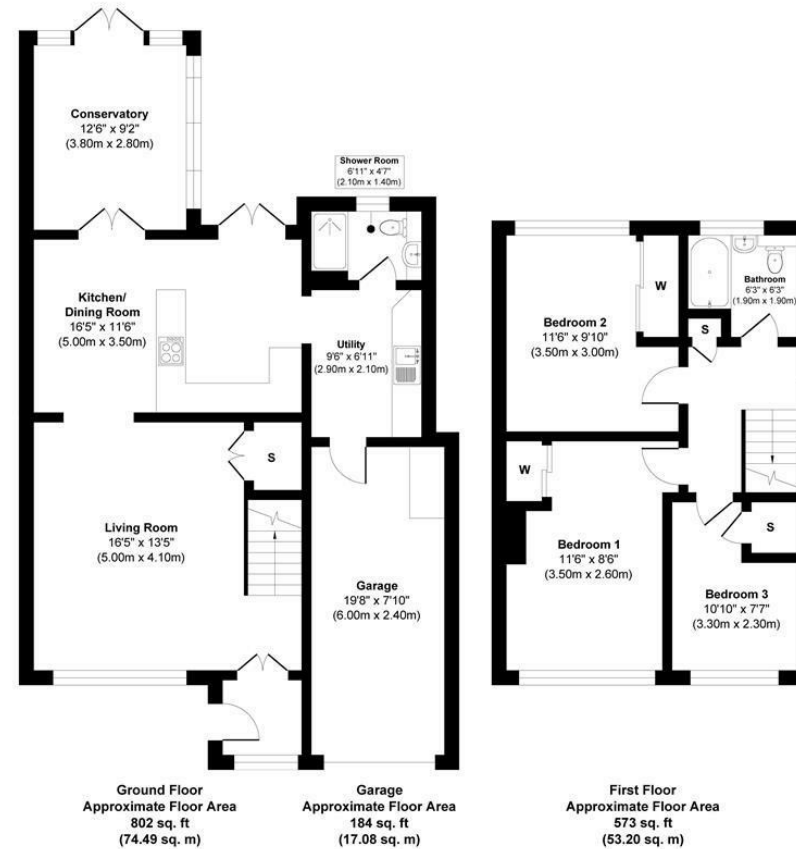
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a **FREE PRE-SALE VALUATION**, estimate and market appraisal without cost or obligation, contact us.











Approx. Gross Internal Floor Area 1559 sq. ft / 144.77 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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62 High Street, Kinross, KY13 8AN

Tel: 01577 863424

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