



13, Morlich Place, Kinross, KY13 8BW.

A well appointed detached bungalow in a sought after setting. Offers over £275,000.





Particulars of Sale

13, Morlich Place, Kinross, KY13 8BW.

A quality detached bungalow set in level landscaped gardens within walking distance of schools and all amenities.

Offers over £275,000.

PARTICULARS OF SALE

SITUATION

Kinross offers amenities including nursery, primary and secondary schooling of excellent repute all within walking distance. There are shops for everyday requirements, a Post Office in the small Greens supermarket, churches, health care facilities, local bus services, park and ride facilities at nearby Sainsbury supermarket with regular express bus service to Perth, Halbeath (Dunfermline) and Edinburgh. There are a good range of local sports clubs including golf clubs, bowling club, tennis club and curling club.

The surrounding countryside is perfect for walking and wildlife watching.

The extensive amenities of Dunfermline and Perth are accessible via the M90 and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

A lovely detached bungalow with an excellent range of recent improvements including a newly completed sun lounge, a new kitchen, fresh decorative finishes, new flooring and new internal doors.

The design on offer includes a reception hall (2 storage cupboards), a spacious lounge with a fireplace, a separate dining room / potential third bedroom, a lovely fitted kitchen with an array of integrated appliances, 2 bedrooms with fitted wardrobes, a top quality sun lounge and a shower room. There is a gas central heating system and double glazing (bedroom 2 and the sun lounge are triple glazed). The property has a good range of built storage space, a pressurised hot water system providing a powerful shower and good water pressure. There is a filtration system to the water supply for the property.

Outside there is a detached garage measuring 18'6 x 10'1 (5.67m x 3.08m). It has an insulated electric door and a light and power supply. The long driveway provides extensive off street parking. The front gardens are mainly in grass with shrub beds. The rear gardens feature a paved area, a level grassed area and shrub beds. There is a storage area for bins behind the garage.

Viewing is essential to appreciate the many fine features on offer.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band E.

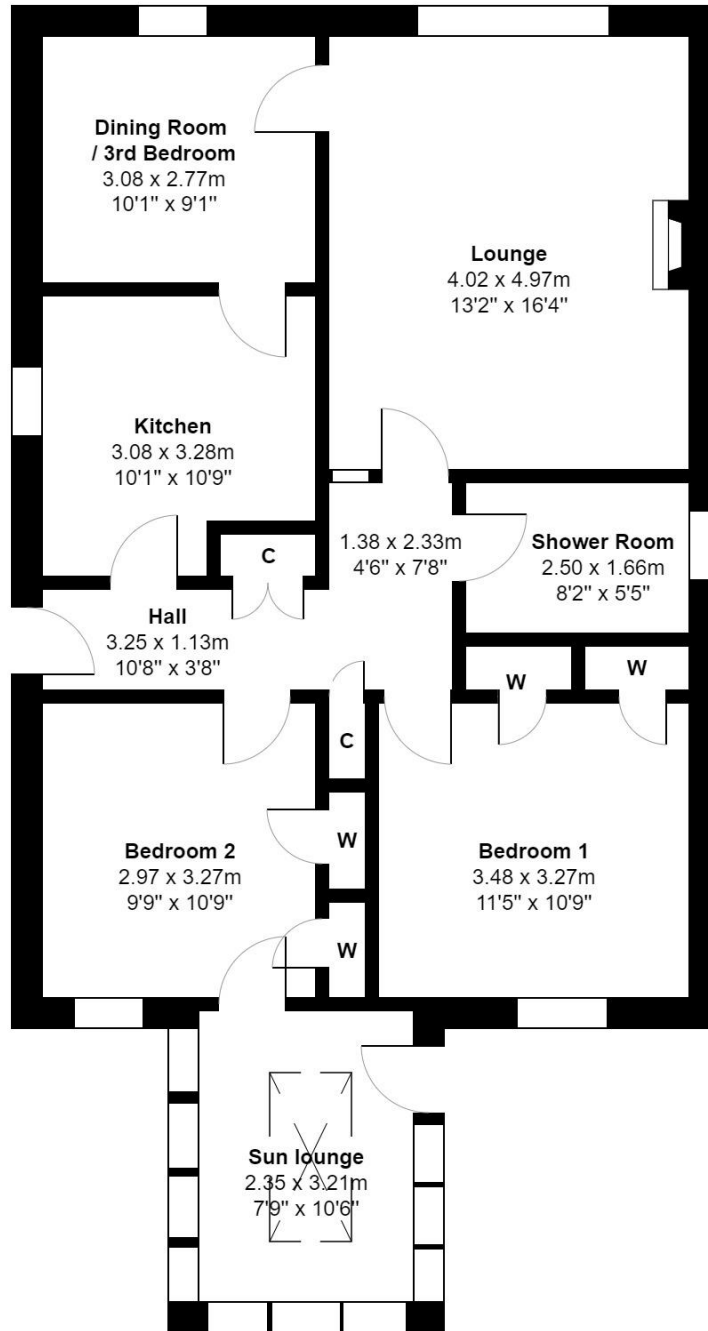
ENERGY RATING The property is rated as C (72).

Brochure prepared June 2024.



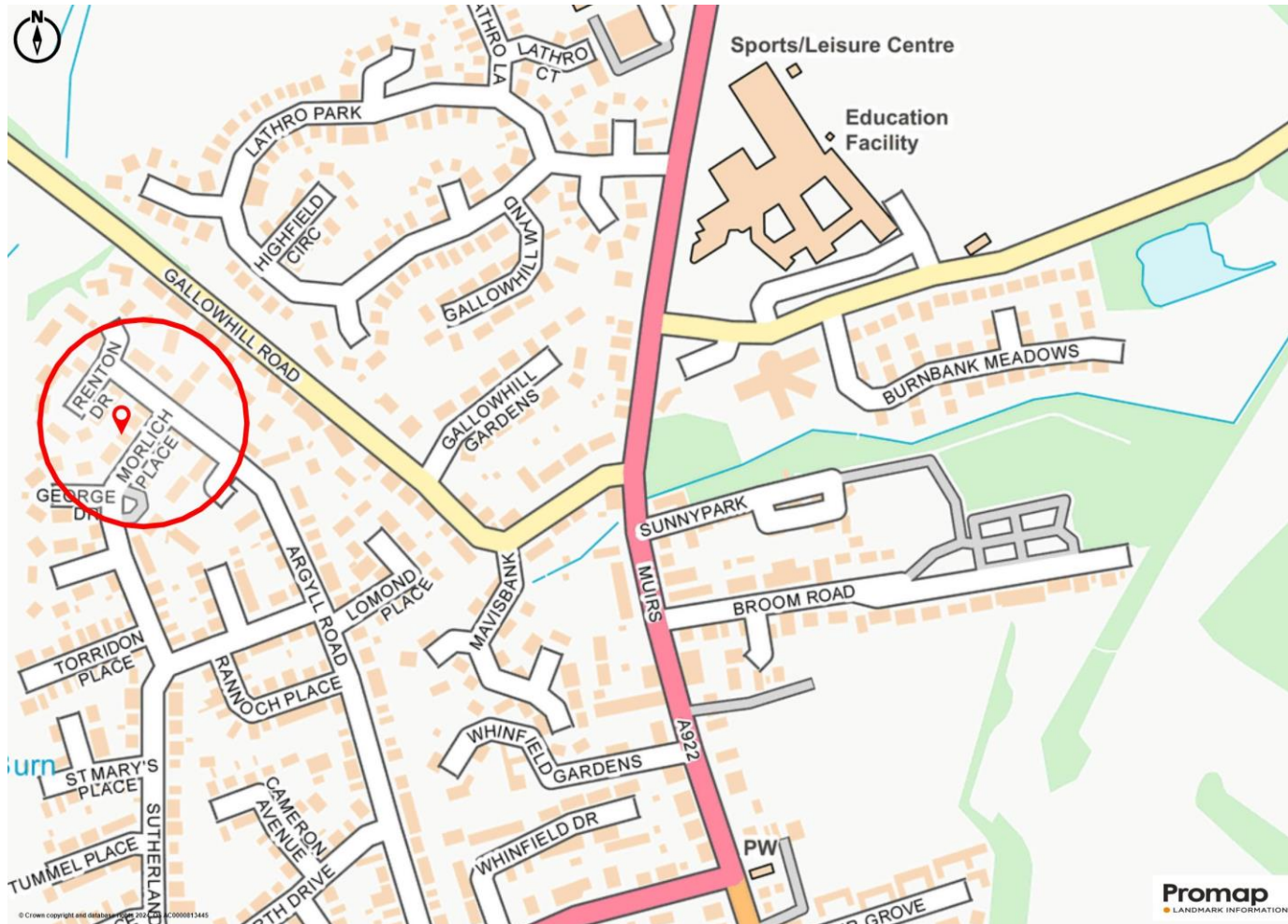






13, Morlich Place,
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(Not to scale).

Garage - Electric door
Size - 5.67m x 3.08m
18'6" x 10'1".



PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

J & G Wilson
18 High Street
Kinross
KY13 8AN

T: 01577 862302
E: contact@jgwilson.co.uk
www.jgwilson.co.uk