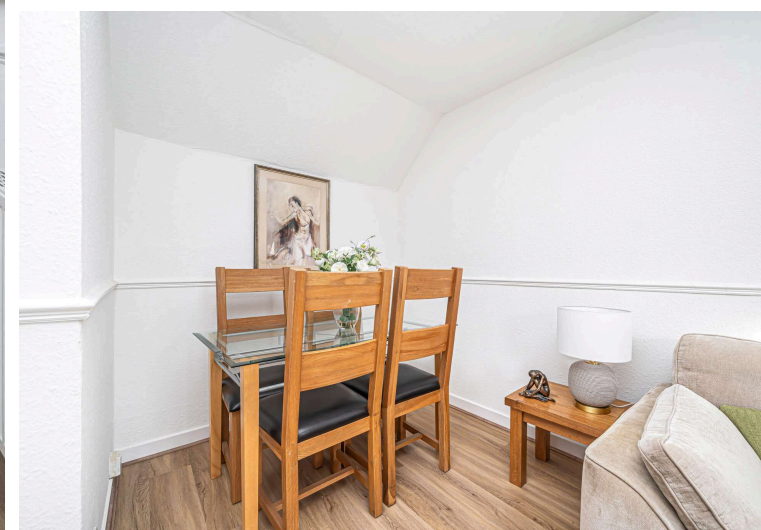


128 High Street, Kinross, Kinross, KY13 8DA  
 Offers Over £115,000







Upper Flat



2 Bedrooms



Great Transport Links



Local Parking



Central Location



Immaculately Presented



EPC Rating - F



Council Tax Band - B





## Welcome

Welcome to this charming upper floor flat located at 128 High Street, Kinross. This delightful property is immaculately presented and features two well-proportioned bedrooms and a large family bathroom, making it an ideal opportunity for first-time buyers or those seeking a sound investment opportunity. As you enter the flat on the upper level you will find a welcoming hallway leading to all accommodation. The lounge/dining room offers a comfortable space for relaxation and entertaining. The lovely views from the windows enhance the overall appeal, allowing natural light to fill the room and create a warm atmosphere. The modern kitchen is conveniently situated off the lounge with an abundance of wall and floor units providing ample storage. The flat is situated in a central location, providing easy access to local amenities, shops, and transport links, making it convenient for everyday living. Whether you are looking to enjoy the vibrant community of Kinross or simply seeking a peaceful retreat, this property caters to a variety of lifestyles. There is on street parking available nearby as well as several local carparks.

## Kinross

The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

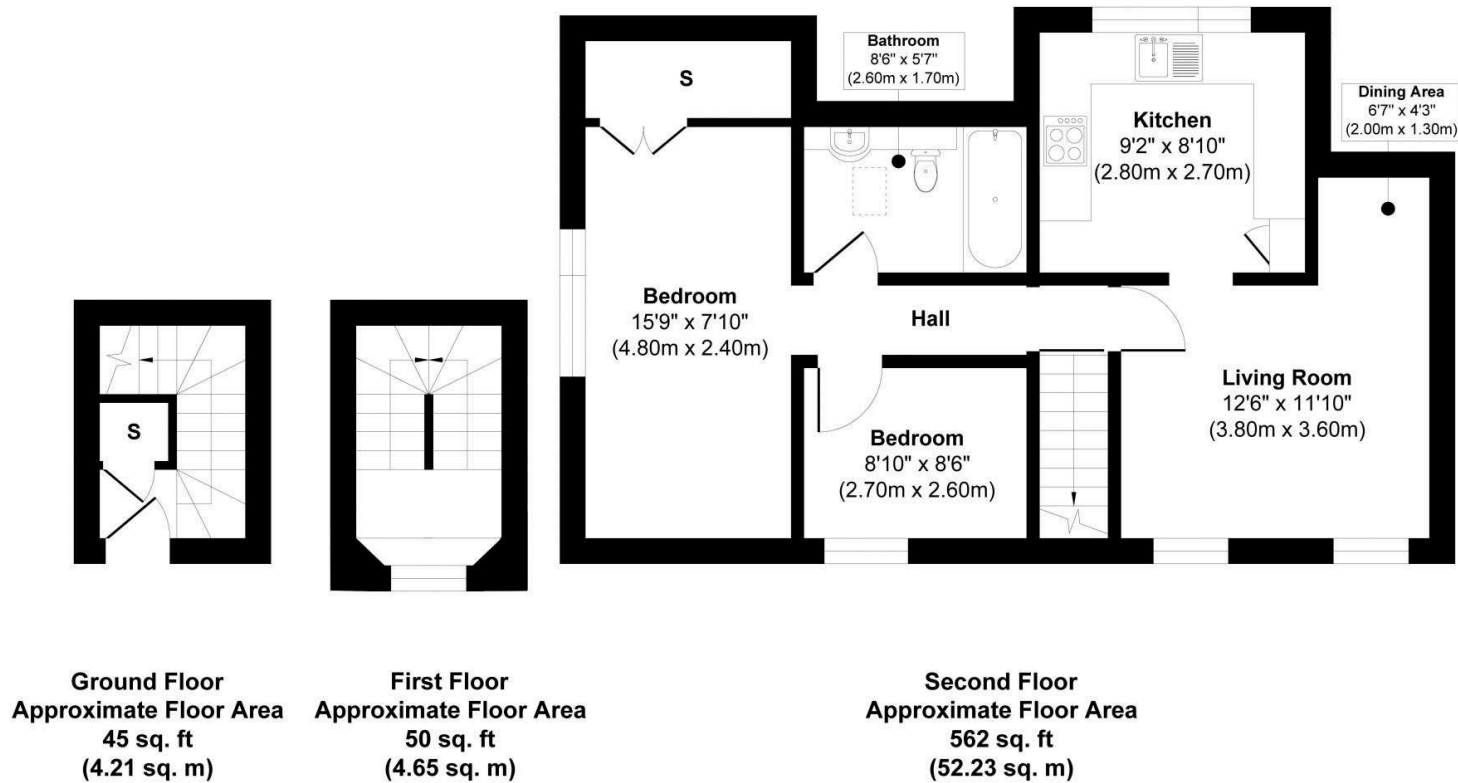
## Notes

Viewings

Viewings are strictly by appointment through Morgans

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





**Approx. Gross Internal Floor Area 657 sq. ft / 61.09 sq. m**

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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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.