



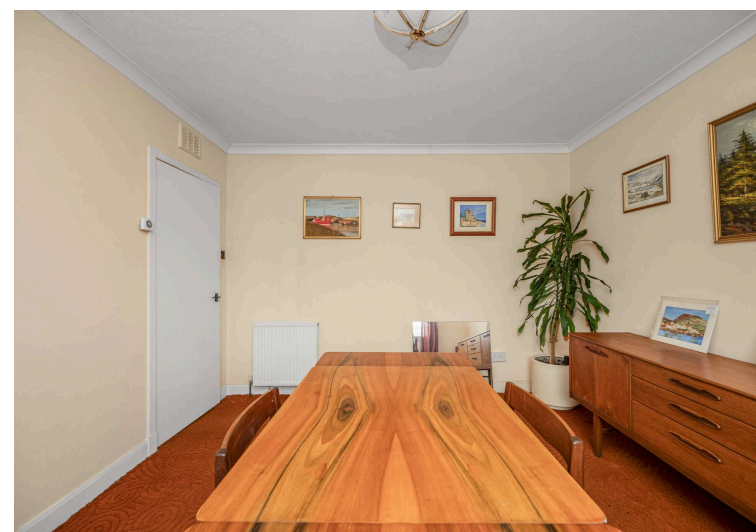
Morgans

PROPERTY

2 Muirfield Grove, Kinross, KY13 8AX

Offers Over £250,000





Sought-after Kinross location



Popular and peaceful cul-de-sac setting



Spacious 1.5 storey semi-detached villa



EPC Rating - D



Four bedrooms (two on ground floor)



Lounge, kitchen and conservatory



Shower room on ground floor



Council Tax Band - C



Welcome

Situated within a highly sought-after cul-de-sac in the popular town of Kinross, this generously proportioned 1.5 storey semi-detached villa offers a fantastic opportunity for buyers looking to create a beautiful family home tailored to their own taste. Requiring modernisation throughout, the property provides superb potential and flexible accommodation over two levels, making it an excellent project for investors or those keen to add value.

The ground floor comprises a bright and spacious lounge, a generously sized kitchen, and a conservatory overlooking the rear garden, ideal for relaxing or entertaining. There are also two well-proportioned bedrooms on this level, along with a shower room. Upstairs, the property offers two further bedrooms, providing adaptable space suitable for family living, guest accommodation, or home working.

Externally the property benefits from gardens to both the front and rear. The front garden is mainly laid to lawn with a driveway to the side providing off-street parking and leading to a detached wooden garage. The rear garden is a particularly good size, offering excellent outdoor space with plenty of scope for landscaping or extension (subject to the necessary consents). The garage further benefits from a separate store to the rear.





LOCATION

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.

Kinross has highly rated Primary and Secondary education along with a number of Nurseries and Childminders readily available. The Community Campus which houses the Secondary School also incorporates a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Glenalmond, Craigclowan and Strathallan are all within easy reach.

Kinross-shire is an area of natural beauty and offers a wide range of recreational and leisure pursuits including the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. The area is famous for its numerous Golf courses while other clubs include Running, Tennis, Bowling, Curling, Cricket, Rugby, Cycling and Swimming to name but a few. Kinross-shire has recreational facilities available for all ages.



Viewings, Extras & Notes

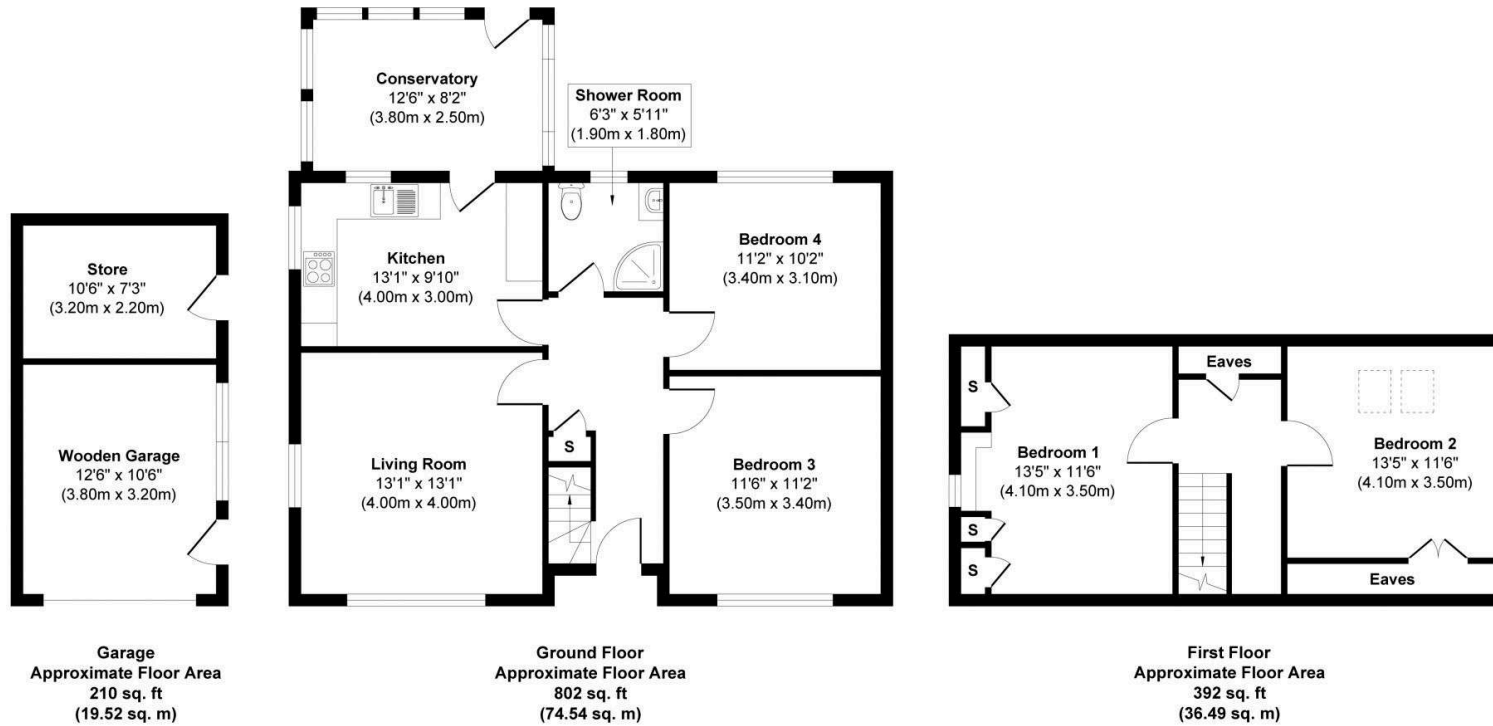
All viewings are strictly by appointment through Morgans.

Extras included in the sale are all fitted floor coverings and light fittings.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property or white goods. Any intending purchaser will require

Morgans Property Package

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



Approx. Gross Internal Floor Area 1404 sq. ft / 130.55 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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