



Morgans

PROPERTY

8 Coventry Place, , Kinross, KY13 8EW

Offers Over £157,000



3



1



1



D



Mid Terrace Property



Enclosed Rear Garden



Central Location



EPC Rating - D



3 Bedrooms



Public Car Park



Open Plan Lounge/Kitchen



Council Tax Band - B



Welcome

8 Coventry Place is located in a sought-after central position within the popular town of Kinross, this attractive mid-terrace property offers well-proportioned accommodation arranged over two levels and is ideally suited to families, first-time buyers or professionals.

The ground floor comprises a bright and spacious open-plan lounge and kitchen, creating a welcoming and practical living space. The lounge benefits from generous proportions, allowing ample room for both living and dining at the breakfasting bar, while the adjoining kitchen is neatly laid out with good worktop and storage space. On the first floor, the property offers three bedrooms, including two well-sized double rooms and a third bedroom which could equally be used as a home office or nursery, providing excellent practicality for modern living with a family bathroom serving all bedrooms.

Externally, the property benefits from an enclosed rear garden offering a good degree of privacy. The garden includes a patio area with slabbed sections, making it ideal for outdoor seating, entertaining, or low-maintenance enjoyment. Steps lead down to a useful garden shed, providing valuable external storage.

Positioned within easy walking distance of local shops, schooling and amenities, and with excellent access to transport links, this centrally located Kinross home represents a fantastic opportunity in a highly desirable area.





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

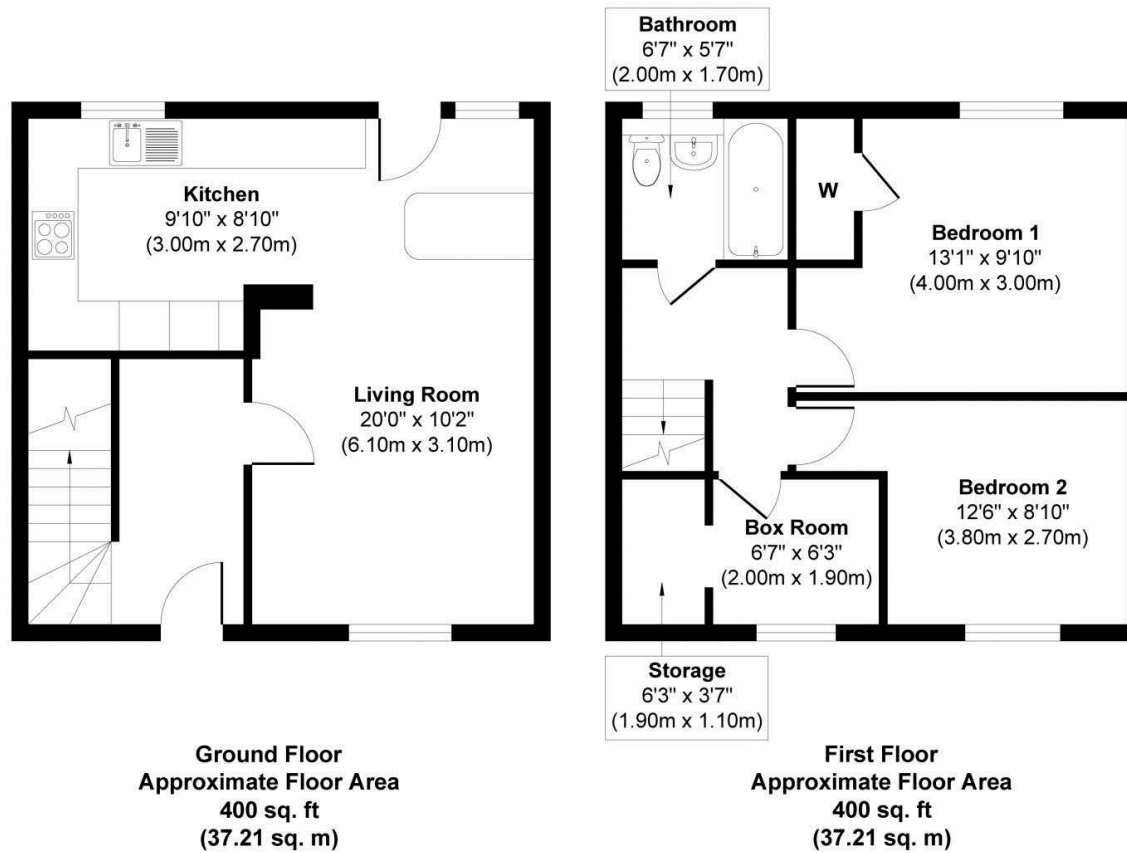
Viewings are strictly by appointment through Morgans on 01577 863424.

All fitted floor coverings, light fittings and 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. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Approx. Gross Internal Floor Area 800 sq. ft / 74.42 sq. m

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SOLICITORS | PROPERTY
 62 High Street, Kinross, KY13 8AN
 Tel: 01577 863424
www.morganlaw.co.uk



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