

Morgans

PROPERTY

7 Simpson Wynd, Kinross, KY13 8GP
Offers Over £175,000







Well positioned in the charming area of Simpson Wynd, Kinross, this delightful semi-detached villa offers a perfect blend of comfort and convenience. The property boasts a spacious lounge, complete with a feature fireplace that creates a warm and inviting atmosphere. The breakfasting kitchen is a highlight of the home, featuring a door that provides easy access to a ground floor cloakroom and the rear garden. The upper level has two generously sized double bedrooms, ideal for relaxation and rest and a modern family bathroom. This outdoor space is a true gem, offering a well-maintained rear garden complete with lawn and a lovely decking area, perfect for enjoying sunny days or entertaining guests. Parking is available at the front, adding to the convenience of this lovely home. Situated in a popular location, this end terraced villa is not only a wonderful place to live but also a fantastic opportunity for those seeking a home in Kinross. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this charming house your new home.





EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances are included in the sale.

VIEWINGS

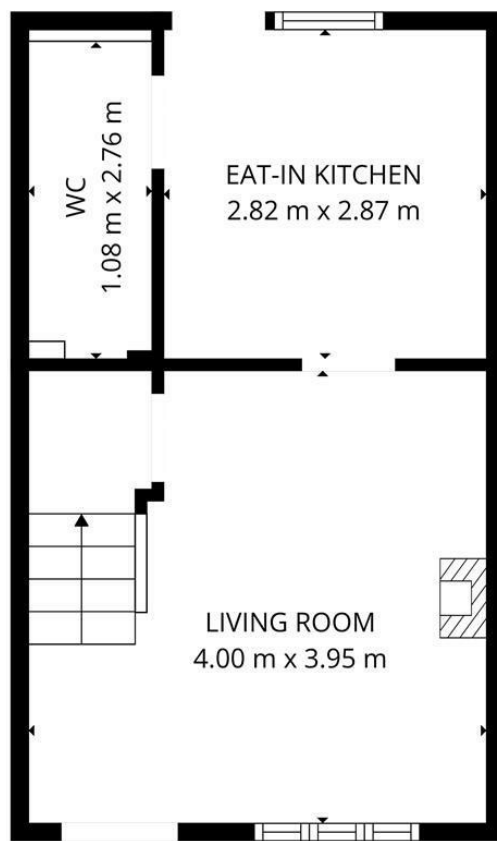
All viewings are strictly by appointment through Morgans.

MORGANS PROPERTY PACKAGE

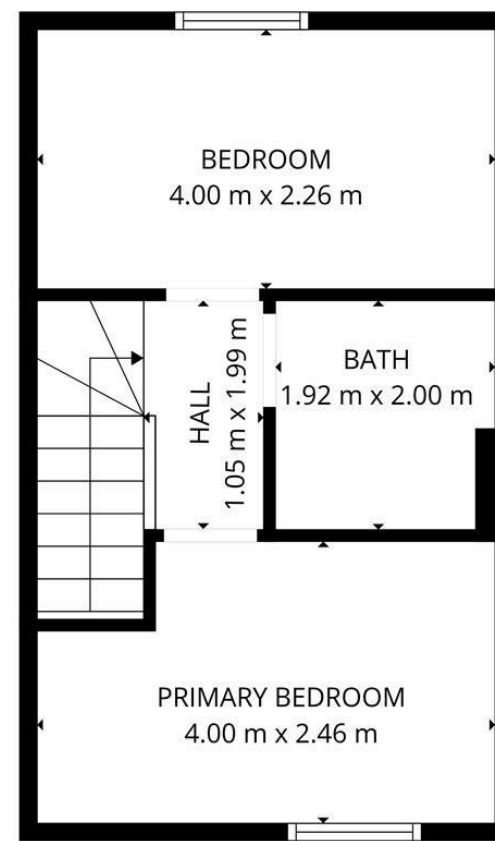
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us on 01577 863424.







FLOOR 1



FLOOR 2

TOTAL: 56 m2

FLOOR 1: 28 m2, FLOOR 2: 28 m2

EXCLUDED AREAS: WALLS: 4 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



SOLICITORS | PROPERTY

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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.