



Morgans

PROPERTY

4 Sandport Close , Kinross, KY13 8FZ

Offers Over £140,000



2



1



1



D



Mid-terraced villa in central location



Walking distance to shops and amenities and Loch Leven



Fully enclosed rear garden



EPC Rating - D



2 bedrooms



Spacious lounge and Kitchen with rear garden access



Off road dedicated parking space



Council Tax Band - C





Welcome

Situated in the heart of Kinross, this charming two-bedroom mid-terraced home enjoys a convenient location within easy walking distance of local shops, amenities, and the picturesque Loch Leven.

The accommodation is well laid out and offers a welcoming entrance porch leading into a bright and spacious lounge, providing an ideal space for relaxation and entertaining. To the rear, the kitchen offers ample storage and workspace, with direct access to the enclosed rear garden.

On the upper level, the property comprises two well-proportioned bedrooms and a family bathroom, making it an excellent choice for first-time buyers, downsizers, or investors alike.

Externally, the property benefits from a small front garden and dedicated off-street parking. To the rear, there is a fully enclosed garden featuring a selection of mature plants and shrubs, creating a private outdoor space to enjoy throughout the year.

This attractive home combines comfortable living accommodation with a highly desirable central Kinross location, offering convenient access to local amenities, schools, and leisure facilities, while being just a short stroll from the scenic shores of Loch Leven.





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

All viewings are by appointment through Morgans on 01577 863424.

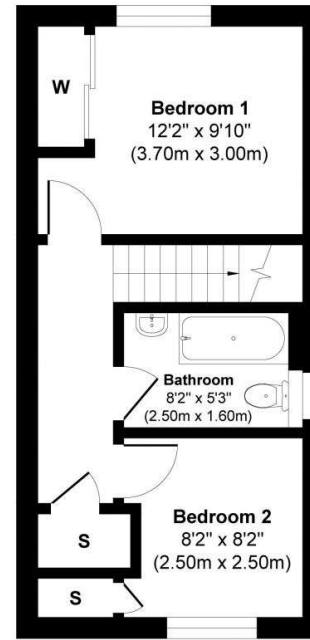
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

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.



Ground Floor
Approximate Floor Area
341 sq. ft
(31.72 sq. m)



First Floor
Approximate Floor Area
328 sq. ft
(30.52 sq. m)

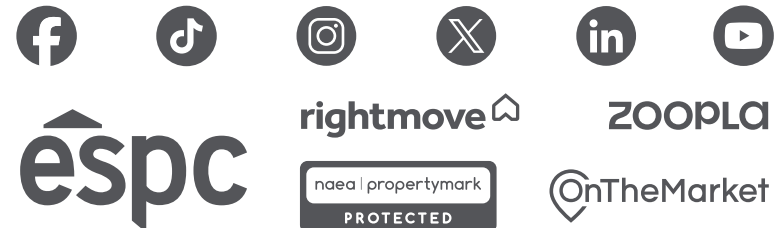


Approx. Gross Internal Floor Area 669 sq. ft / 62.24 sq. m

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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