



Morgans

PROPERTY

10 Coventry Place, Kinross, KY13 8EW

Offers Over £140,000



2



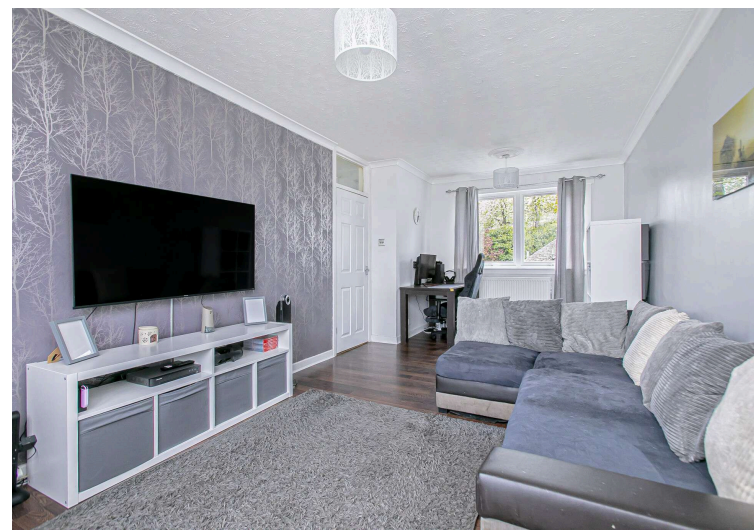
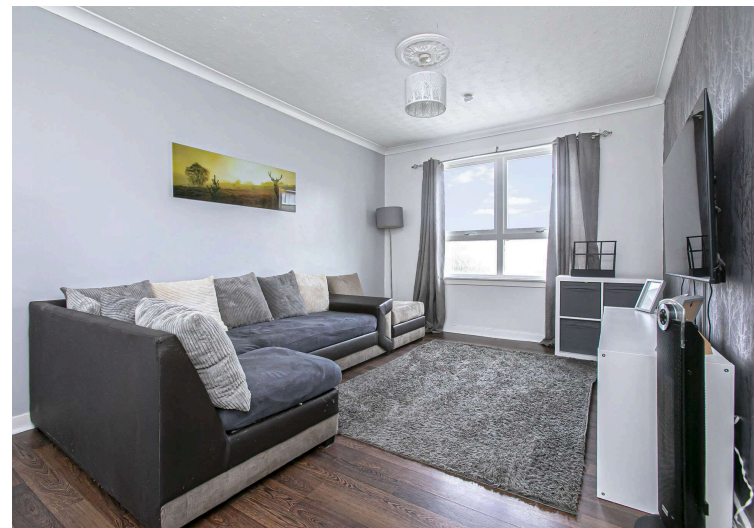
1



1



D



Spacious Upper Maisonette



2 Good Sized Bedrooms



Bright Lounge with window to front & rear



Contemporary Shower Room



Modern Fitted Kitchen



Town Centre Location



EPC Rating - D



Council Tax Band - B



## Welcome

Presented in move-in condition, this bright and well-proportioned upper maisonette offers generous accommodation over two levels, making it an ideal first-time buy, downsizing opportunity or buy-to-let investment. The property benefits from spacious living areas, modern fittings, excellent storage, a private enclosed garden and convenient parking to the rear.

Access is via an entrance hallway, which leads into a spacious lounge enjoying windows to both the front and rear, allowing for an abundance of natural light. A doorway from the hallway leads through to the modern kitchen, which is well laid out for everyday living. On the upper level, there are two good-sized bedrooms, a large storage cupboard and a modern shower room. Externally, the property enjoys a fully enclosed private garden, mainly laid with chips for ease of maintenance. A car park to the rear of the property provides ideal parking.

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

All viewings are strictly by appointment through Morgans

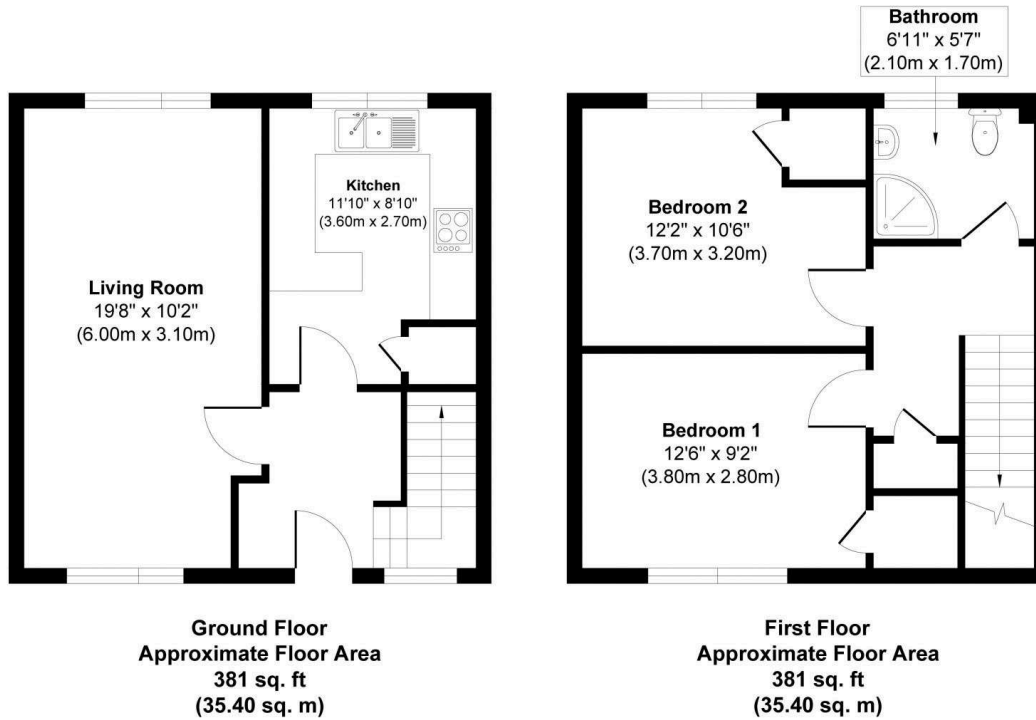
All fitted floor coverings, light fittings and integrated appliances are included in the sale.

## 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.



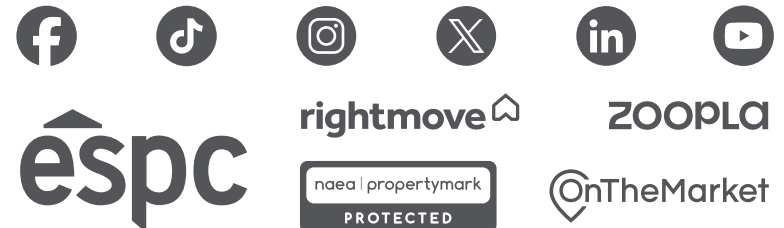
Coventry Place, Kinross, KY13 8EW



Approx. Gross Internal Floor Area 762 sq. ft / 70.80 sq. m  
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