



Morgans

PROPERTY

79 Montgomery Street, , Kinross, KY13 8ED

Offers over £180,000



3



1



1



C



Spacious semi-detached villa



Desirable location, close to local amenities



Front & Rear Gardens



EPC Rating - C



Three good-sized bedrooms



Bright front facing lounge



Wonderful views over the Myre Park



Council Tax Band - B



Welcome

Situated in a sought-after location and enjoying attractive open views over Myre Park to the rear, this spacious three-bedroom semi-detached villa offers excellent family accommodation within easy reach of local amenities, schooling and transport links. The property is entered via a welcoming and spacious entrance hallway, complete with useful storage and staircase leading to the upper level. The bright and well-proportioned lounge enjoys a pleasant outlook to the front and provides an excellent space for both relaxing and entertaining. To the rear, the kitchen offers an abundance of storage units along with a large pantry cupboard and direct access to the rear garden. The family bathroom completes the ground floor accommodation.

On the upper floor, there are three generously sized bedrooms, offering flexible accommodation for growing families or those working from home, with the 2 larger rooms benefiting from built-in storage.

Externally, the front garden is planted with mature shrubs, while a driveway leads to the detached garage, providing excellent storage. The fully enclosed rear garden is a particular feature of the property, backing directly onto Myre Park and enjoying an open, leafy outlook. Mostly laid to lawn with mature plants and borders, the garden also benefits from several useful storage sheds, creating a wonderful outdoor space for families and keen gardeners alike.

This is a fantastic opportunity to acquire a well-proportioned family home in a desirable setting with beautiful parkland views to the rear, and early viewing is highly recommended.





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

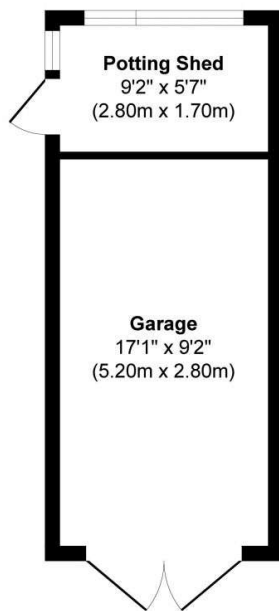
All viewings are by appointment through Morgans on 01577 863424.

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

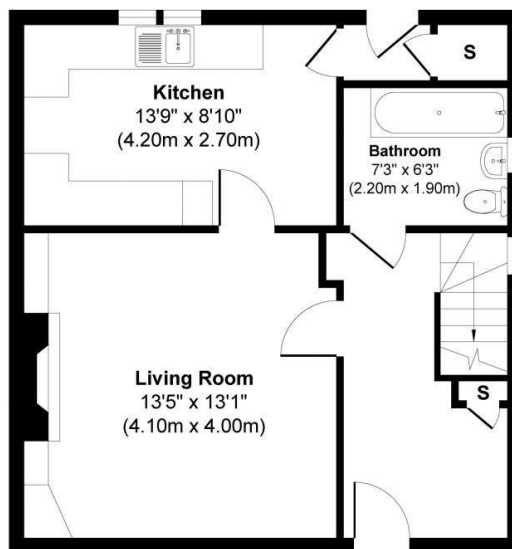
Morgans Property Package

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.

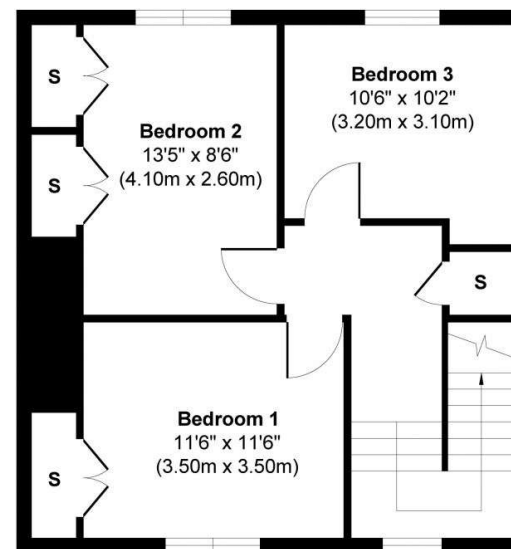




Garage
Approximate Floor Area
211 sq. ft
(19.60 sq. m)



Ground Floor
Approximate Floor Area
483 sq. ft
(44.85 sq. m)



First Floor
Approximate Floor Area
483 sq. ft
(44.85 sq. m)



Approx. Gross Internal Floor Area 1177 sq. ft / 109.30 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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