



14 Morlich Place, Kinross, KY13 8BW
Offers Over £225,000

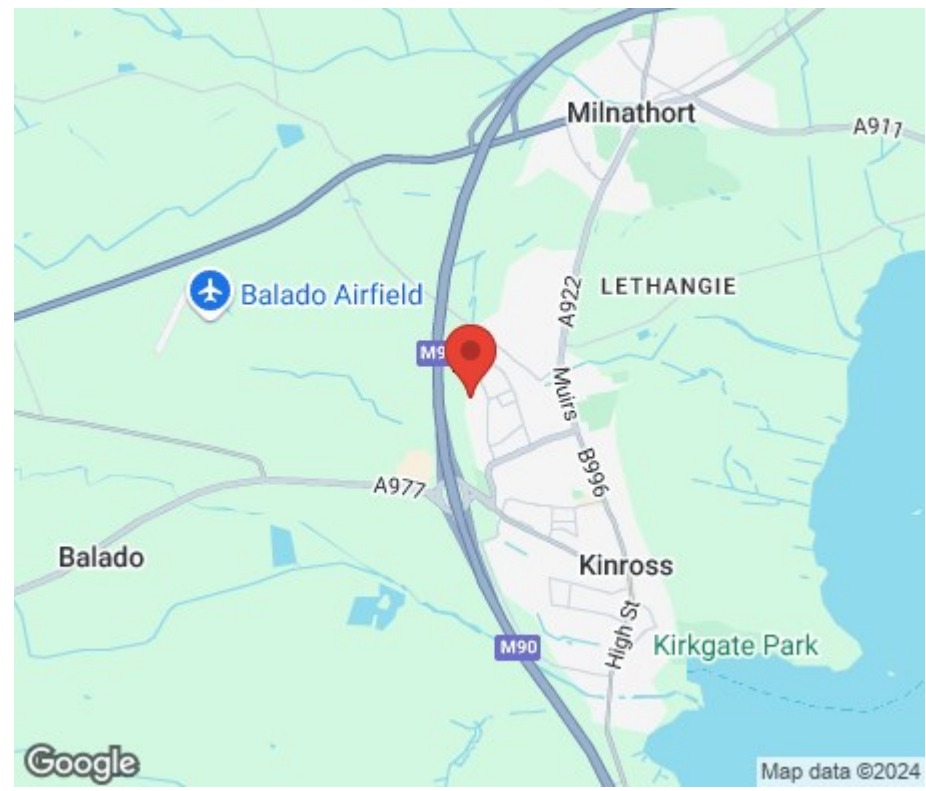






14 Morlich Place is an immaculately presented and spacious semi-detached villa ideally located in a popular residential location. This property is brought to the market in move in condition with fresh neutral décor throughout. Access is given from the front of the property into a spacious hallway which has a staircase leading to the upper level, doors leading to the lounge and dining kitchen and a useful ground floor w.c. The spacious lounge has windows overlooking the front garden and double doors providing access to the dining kitchen. The dining kitchen has contemporary styled units at base and wall level, solid oak worktops, fitted range style oven with gas hob and window overlooking the rear garden. The kitchen has ample space for a dining table and chairs, French doors leading to the rear garden and doors giving access to the rear hall/utility room. The rear hallway has external doors to the front and rear. The upper level has three good sized bedrooms and a modern family bathroom. Externally this property has garden ground to both front and rear. The front garden is mainly laid to lawn and is adjacent to open green space. The rear garden is fully enclosed with lawn, decked seating area and a gate leading to the single garage and parking located at the rear of the property. Viewing is highly recommended.





EXTRAS INCLUDED IN THE SALE

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

VIEWINGS

Viewings are strictly by appointment through Morgans.

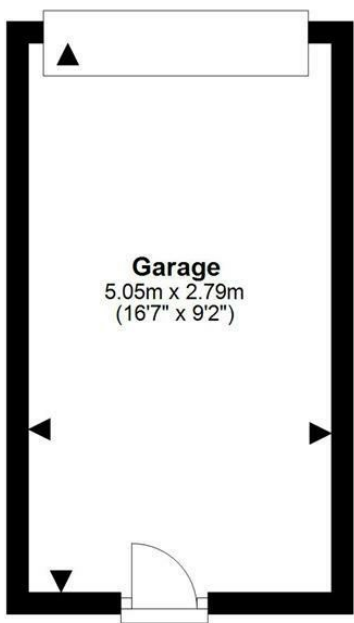
MORGANS PROPERTY PACKAGE

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, please contact us.

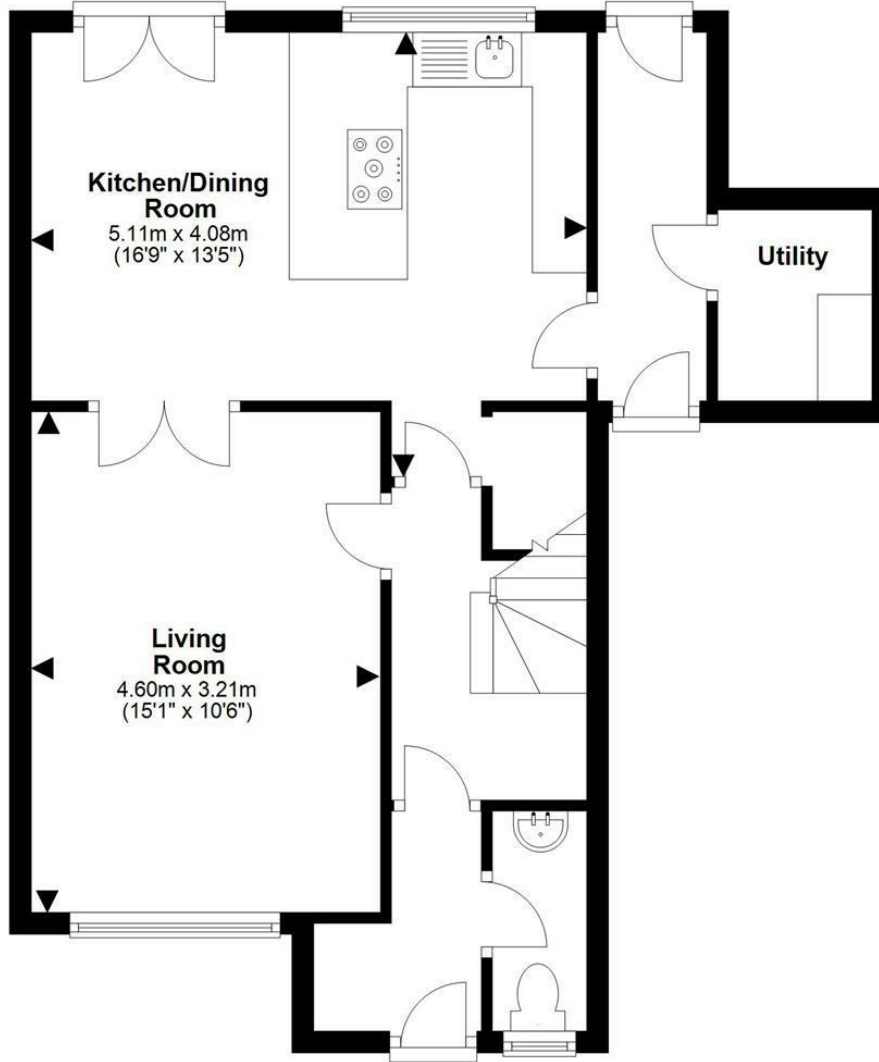








Garage
5.05m x 2.79m
(16'7" x 9'2")

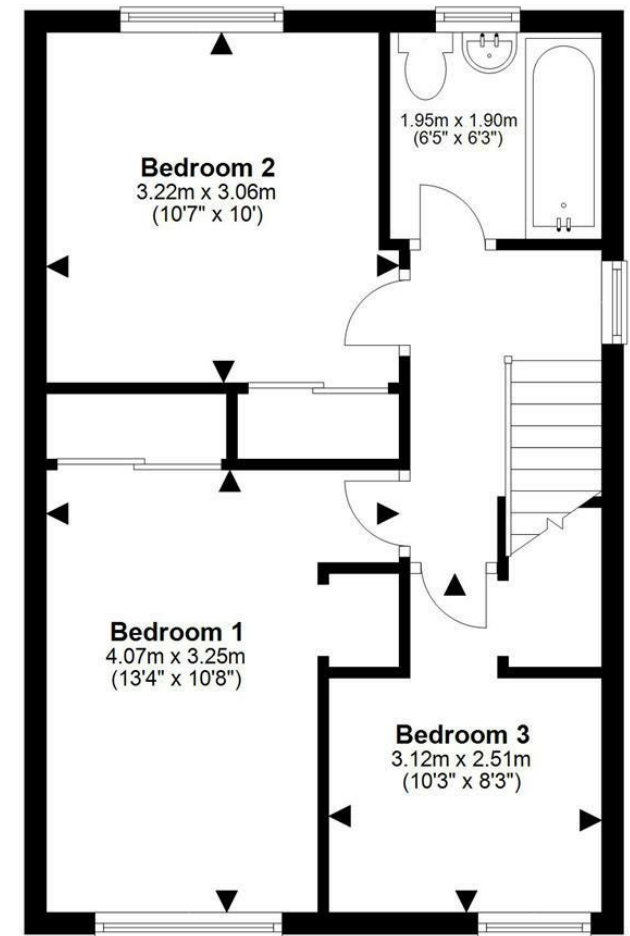


Kitchen/Dining Room
5.11m x 4.08m
(16'9" x 13'5")

Living Room
4.60m x 3.21m
(15'1" x 10'6")

Utility

Ground Floor



Bedroom 2
3.22m x 3.06m
(10'7" x 10')

Bedroom 1
4.07m x 3.25m
(13'4" x 10'8")

Bedroom 3
3.12m x 2.51m
(10'3" x 8'3")

1.95m x 1.90m
(6'5" x 6'3")

First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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.