



Morgans

PROPERTY

9 Seaforth Drive, Kinross, KY13 8BD

Offers Over £225,000





Well Presented Semi Detached Villa



Brightly presented Kitchen



Popular Residential Location



3 Bedrooms



Spacious Lounge & Dining Room



Family Bathroom



EPC Rating - D



Council Tax Band - D



Welcome

Set within a sought-after and well-established residential area, 9 Seaforth Drive is a well presented semi-detached villa offering bright, spacious accommodation ideally located close to local amenities, schooling and transport links. This attractive home is perfectly suited to families, professionals or those looking to upsize within Kinross.

The property welcomes you into a spacious hallway which leads to a generous lounge, this room flows seamlessly into the open-plan dining area, creating an ideal space for both everyday living and entertaining. The dining area benefits from French doors leading directly to a covered pergola, providing an excellent connection between indoor and outdoor living and a perfect setting for al fresco dining. The kitchen is conveniently positioned off the dining area, offering practical workspace and further access to the rear garden. On the upper floor, the accommodation continues with three well-proportioned bedrooms, all offering good space for furnishings and storage. The accommodation is completed by a Shower room fitted with a modern suite.

Externally, the property enjoys gardens to both the front and rear. The front garden is neatly maintained and complemented by a private driveway leading to a single garage. The rear garden is a particularly appealing feature, mainly laid to lawn with a patio seating area, ideal for relaxing or entertaining. Behind the garage sits a useful potting shed, offering additional storage or potential for gardening enthusiasts.





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

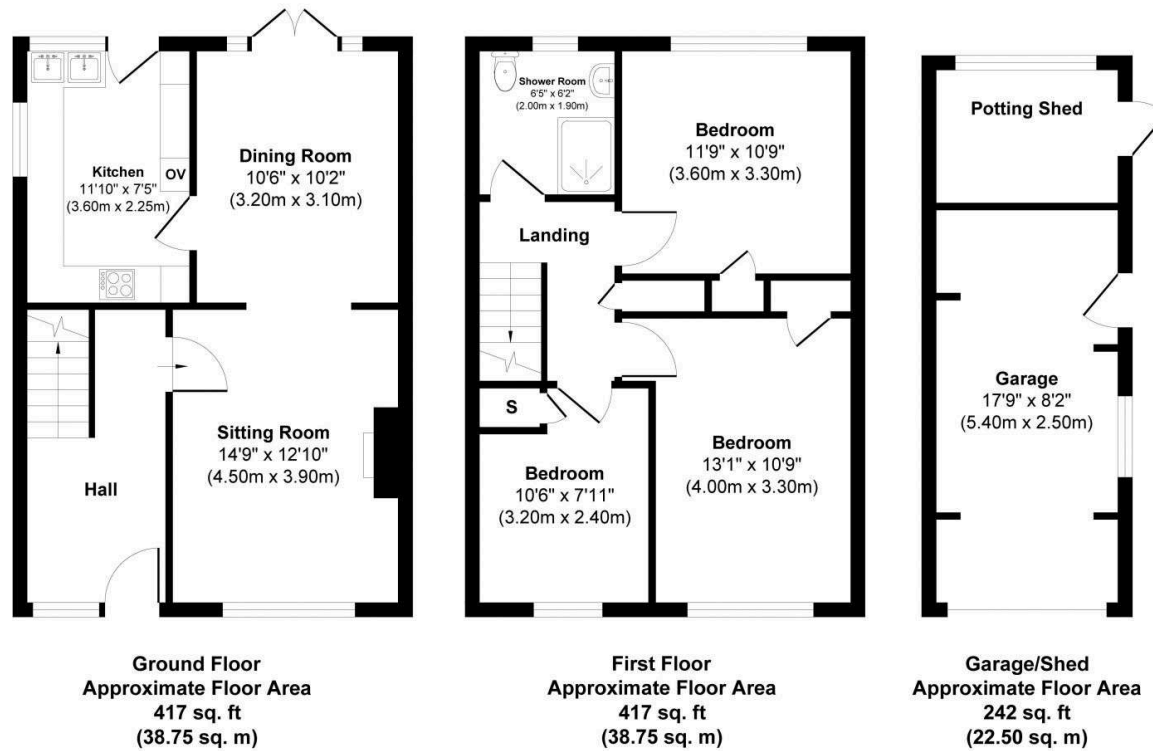
Viewings are strictly by appointment through Morgans on 01577 863424.

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.



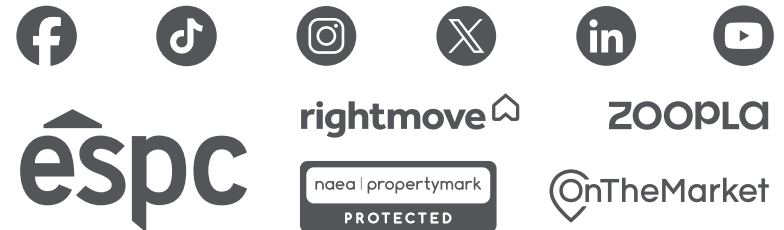


Approx. Gross Internal Floor Area 1076 sq. ft / 100.00 sq. m (Including Garage/Shed)

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



SOLICITORS | PROPERTY
33 East Port, Dunfermline, Fife, KY12 7JE
Tel: 01383 620222 Fax: 01383 621213
www.morganlaw.co.uk



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.