



Morgans

PROPERTY

16 McBain Place, Kinross, KY13 8QZ

Offers Over £175,000





Attractively Presented



Semi Detached Villa



Spacious Lounge



EPC Rating - C



Breakfasting Kitchen



2 Double Bedrooms



Modern Family Bathroom



Council Tax Band - C





Welcome

16 McBain Place is ideally situated within a popular and well-established residential location in Kinross. This attractively presented two bedroom semi-detached villa offers comfortable, modern living with well-maintained gardens and excellent outdoor space. The property would make an ideal first home, downsizing opportunity or buy-to-let investment. The accommodation is formed over two levels and is presented in walk-in condition throughout. On the ground floor, a welcoming entrance porch provides access into the bright and spacious lounge, which features a staircase leading to the upper level and a front-facing window overlooking the garden, allowing for an abundance of natural light. A doorway from the lounge leads into the well-presented breakfasting kitchen, offering ample space for both cooking and dining. The kitchen benefits from direct access to the enclosed rear garden, making it ideal for both everyday living and entertaining. The upper level comprises two generous double bedrooms, both benefiting from built-in storage, and a modern family bathroom.

Externally, the property enjoys gardens to the front and rear. The front garden is mainly laid to lawn and includes a driveway, providing off-street parking and leading to gated access to the rear. The enclosed rear garden is a particularly attractive feature, generous in size and thoughtfully laid out with a lawn, patio area and raised decking, creating a fantastic space for outdoor relaxation and entertaining. A garden shed provides additional storage.





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

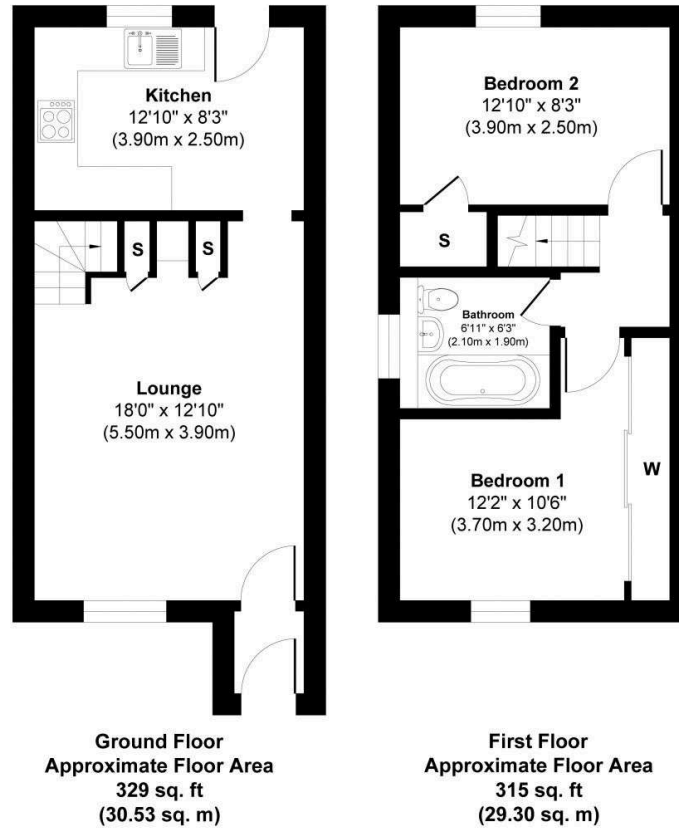
All viewings are by appointment through Morgans on 01577 863424.

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.





Approx. Gross Internal Floor Area 644 sq. ft / 59.83 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



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.