



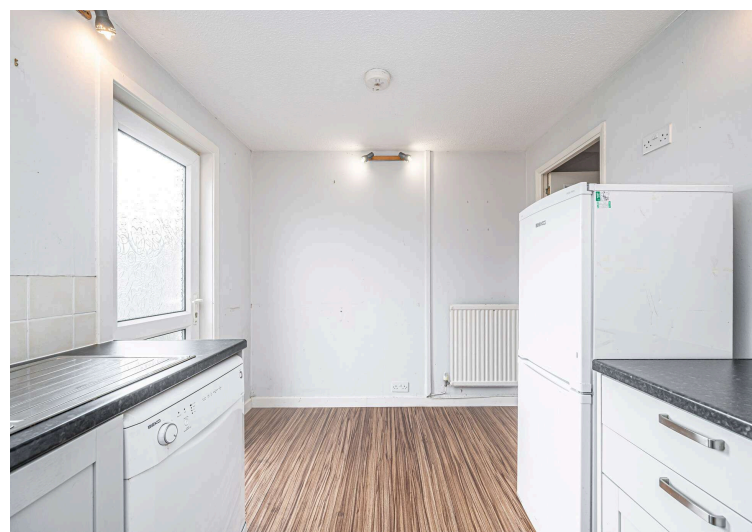
Morgans

PROPERTY

58 McBain Place, Kinross, Kinross, KY13 8QZ

£135,000





Sought-after Kinross location



Well presented end-terrace home



Spacious lounge



EPC Rating - C



Well proportioned kitchen



2 bedrooms



Family bathroom with shower above



Council Tax Band - C



Welcome

58 McBain Place is a well-presented two-bedroom end-terrace home ideally situated within a highly sought after area of Kinross, offering a fantastic opportunity for first-time buyers, downsizers, or investors alike.

The accommodation begins with a welcoming entrance porch leading into a bright and spacious lounge, featuring a window to the front allowing for excellent natural light. The lounge also provides access to the staircase leading to the upper level and a door through to the kitchen. The kitchen is well-proportioned and fitted with a good range of storage units, along with ample space for freestanding appliances, and benefits from a door providing direct access to the rear garden.

On the upper level, the property offers two well-sized bedrooms and a family bathroom, all accessed from the landing.

Externally, the front of the property is approached via a path leading to the entrance, bordered by an area of lawn and mature shrubs. To the rear, there is a fully enclosed garden, mainly laid to lawn with a patio area, providing an ideal space for outdoor relaxation and entertaining. The property further benefits from its own allocated parking space.

Early viewing is highly recommended to fully appreciate the accommodation on offer and the desirable location.





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

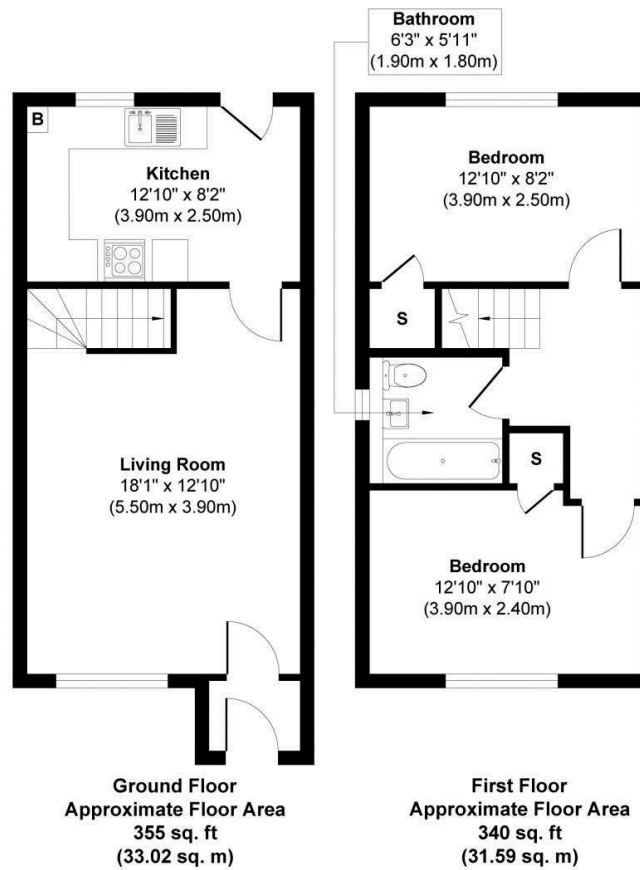
All viewings are by appointment through Morgans on 01577 863424.

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.



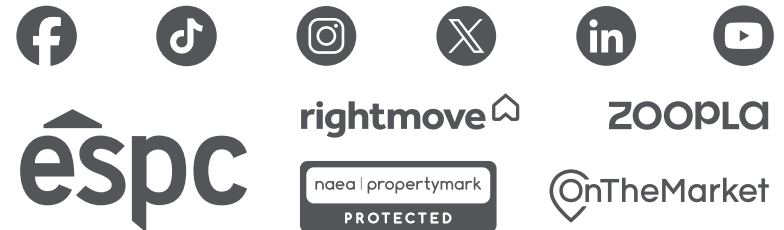


Approx. Gross Internal Floor Area 695 sq. ft / 64.61 sq. m

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
62 High Street, Kinross, KY13 8AN
Tel: 01577 863424
www.morganlaw.co.uk



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