



Morgans

PROPERTY

14 McWilliam Place, , Kinross, KY13 8QU

Offers Over £180,000



2



1



1



C



Semi-Detached Property



2 Bedrooms



Enclosed south facing garden



Driveway and garage



Sought after location



Immaculately presented



EPC Rating - C



Council Tax Band - C



## Welcome

A beautifully presented two bed semi-detached home set within quiet cul-de-sac in sought after location In Kinross. Property offers bright, well-proportioned, excellent storage, low maintenance outdoor space, ideal for modern living. Stepping through entrance porch, you're welcomed into a bright, inviting lounge with feature fireplace, large front-facing window with open plan staircase to upper level. Double doors lead seamlessly into spacious dining kitchen, creating excellent flow-through for living and entertaining. Kitchen provides ample storage, generous dining space with direct access to rear south-facing garden for all day long, summer sunshine.

Upstairs, offers two well-sized bedrooms, rear is fitted with large laundry cupboard, both benefit from natural light with practical layout options. Accommodation is completed with modern family shower room with fitted units.

To the front, the home enjoys a low-maintenance garden or an extra car parking space option, a driveway leading to an extra-long single garage, providing superb storage or workshop potential.

A privately enclosed rear garden is designed for easy upkeep with area laid mainly to chips and a patio area perfect for outdoor dining and relaxing. Property is positioned within easy walk of local shops, amenities with almost equal distancing between Primary and Secondary Schools. Excellent access to transport links, this centrally located Kinross home represents a fantastic opportunity in a highly desirable area.





## 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.

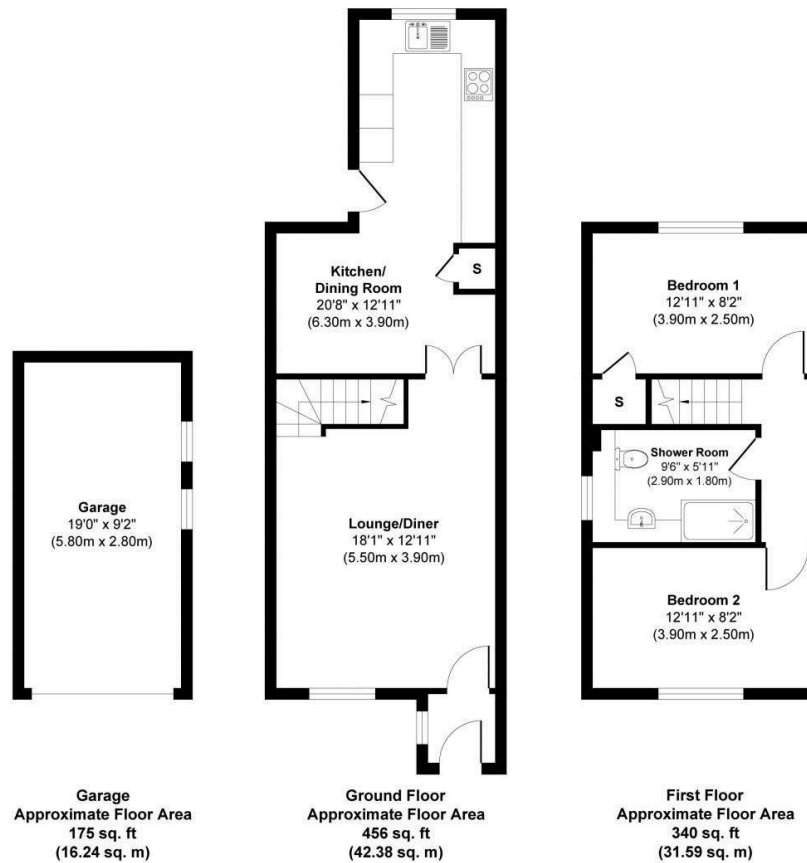
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

The property benefits from having the front windows fitted with reflective glass and a private EV Charger fitted on front porch.

## 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 971 sq. ft / 90.21 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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