

Morgans
PROPERTY

36 Sir Alan Smith Gardens, Kinross, Kinross, KY13 8GR

Offers Over £305,000

2 1 1 C







- Semi Detached Bungalow
- Exclusive over 55's Development
- Town Centre Location
- EPC Rating - C
- Lounge
- Dining Kitchen
- 2 Bedrooms
- Council Tax Band - D











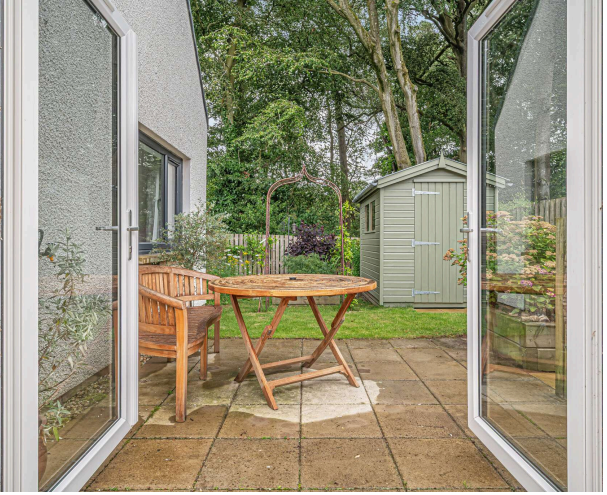
Welcome

Nestled within the highly regarded Sir Alan Smith Gardens development, this attractive two-bedroom semi-detached bungalow offers comfortable, low-maintenance living in a peaceful setting designed exclusively for the over 55's. Enjoying an enviable position backing onto mature woodland, the property combines privacy, tranquillity and convenience, all within easy reach of Kinross town centre and its excellent local amenities.

The accommodation is thoughtfully laid out over one level, making it an ideal choice for those seeking easily managed living without compromising on space. The welcoming entrance hallway leads through to a bright and spacious lounge, providing an ideal space for relaxing or entertaining family and friends. The generously proportioned dining kitchen offers excellent space for cooking and dining, creating a sociable hub at the heart of the home. There are two well-sized bedrooms, including a spacious principal bedroom with a walk-in wardrobe providing excellent storage. A modern shower room, finished to a contemporary standard, completes the accommodation.

Externally, the property benefits from a private rear garden featuring raised planters and established planting, creating a delightful outdoor retreat. Backing directly onto a mature woodland area, the garden enjoys a peaceful and private setting with an attractive natural outlook. To the front, there is a private driveway providing convenient off-street parking.

Residents of Sir Alan Smith Gardens also enjoy access to a communal clubhouse, offering an excellent social hub within the development. In addition, guest bedroom accommodation is available for visiting family and friends, providing a practical and







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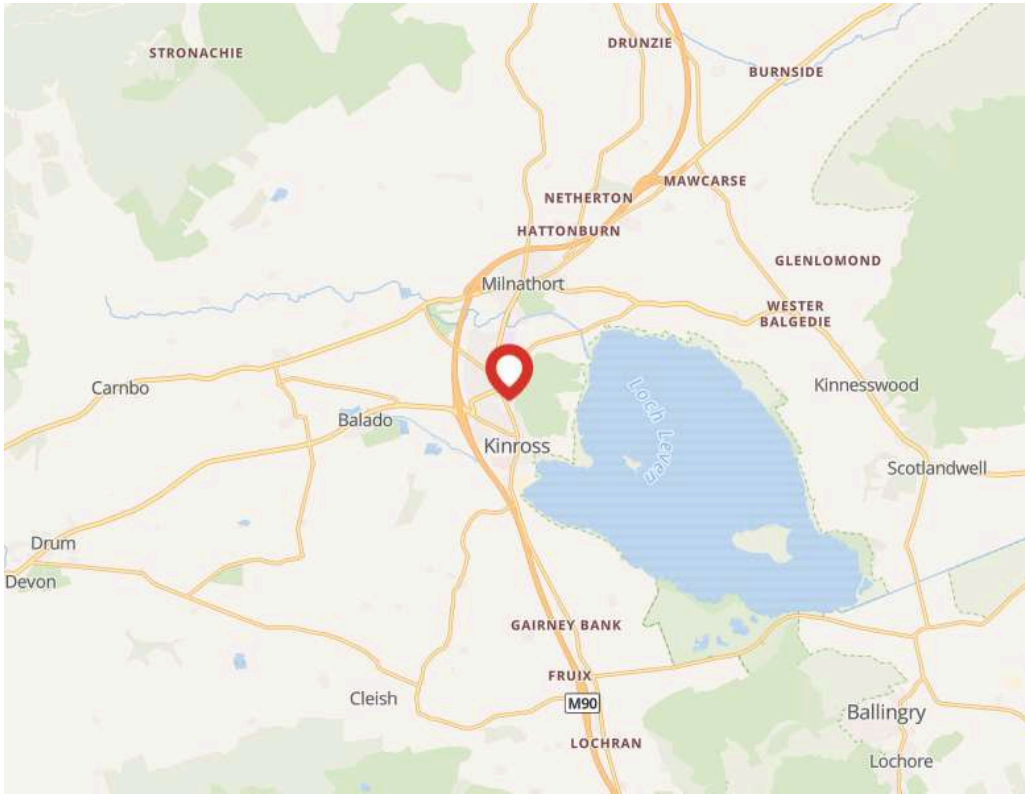






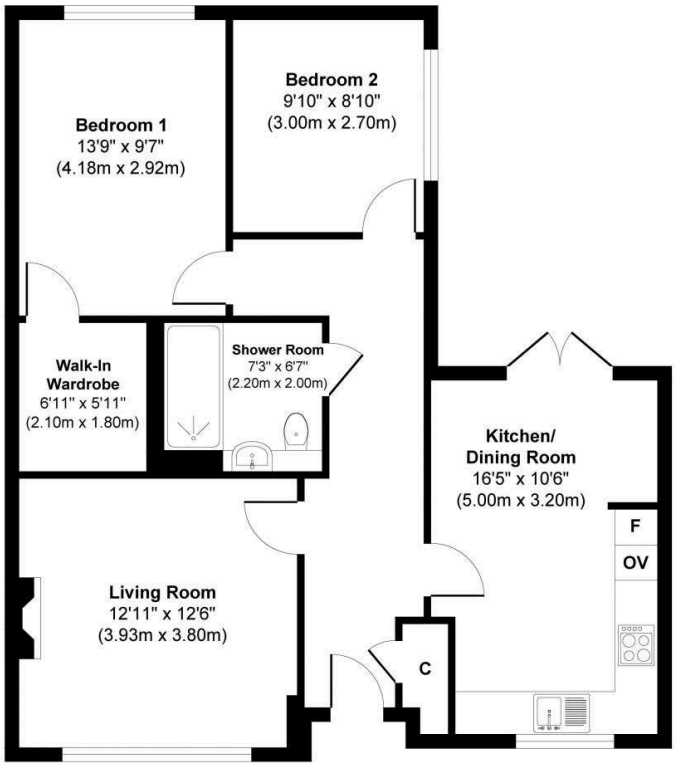
Kinross

Information about the District to be added here.



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.



Approximate Floor Area
799 sq. ft
(74.22 sq. m)

9AM MEDIA

Approx. Gross Internal Floor Area 799 sq. ft / 74.22 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

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