



Morgans

PROPERTY

9 Station Road, , Kinross, KY13 8TZ

Offers Over £320,000





Rarely Available Two Storey  
Maisonette



Centrally Located



Traditional Features



EPC Rating - C



2 Reception Rooms



4 Bedrooms



Family Bathroom & Separate  
Cloakroom



Council Tax Band - D



## Welcome

9 Station road is a rarely available two storey traditional maisonette located in the heart of Kinross close to local amenities. This property has been tastefully decorated throughout providing an ideal modern living space whilst maintaining a host of original features.

Access is given from the gated driveway at the front and leads to an impressive entrance hallway, the hallway gives access to all first floor accommodation with a turning staircase leading to the upper level. The first floor boast two spacious inviting reception rooms to the front that provide a perfect setting for relaxation or social gatherings and a good-sized double bedroom to the rear. The contemporary styled kitchen is spacious and well-equipped providing ample storage space with built-in appliances and a double window formation flooding the space with natural light. The upper level has a spacious landing leading to three further good-sized bedrooms, a large family bathroom with jacuzzi corner bath and separate shower cubicle and an additional cloakroom for added convenience.

There is parking available through the gated driveway for two vehicles. A private garden to the side which is mainly laid to lawn with mature stocked borders. A patio seating area to relax and unwind, making it an excellent spot for al fresco dining or simply enjoying a quiet evening under the stars. A further communal garden space leads to the entrance at Swansacre and a stone build cellar providing storage space.





## 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

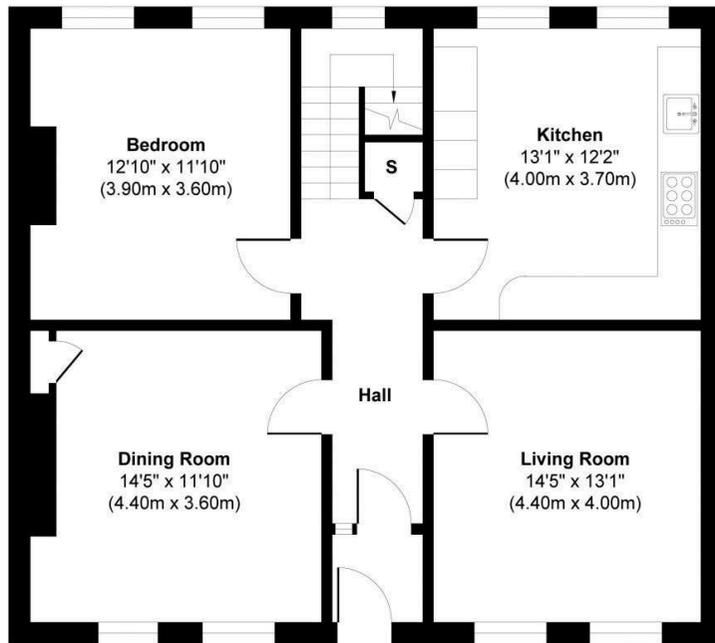
Viewings are strictly by appointment through Morgans.

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

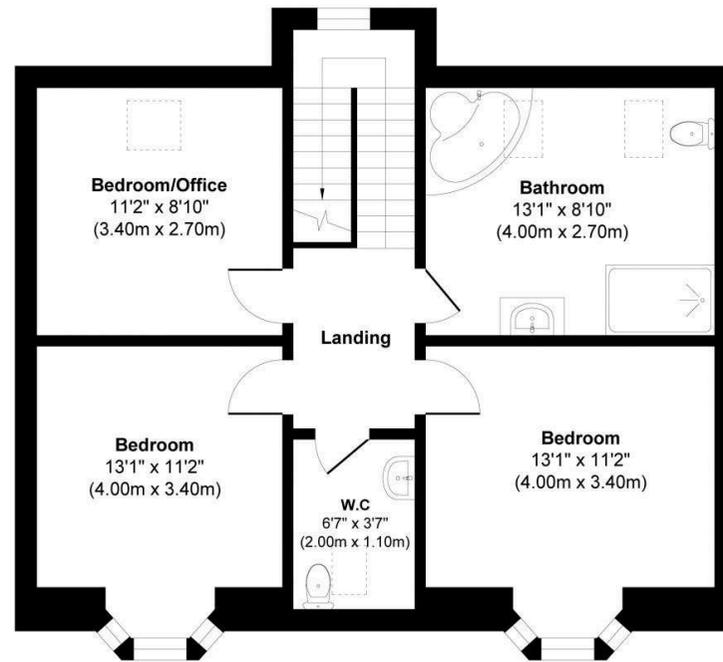
## Morgans Property Package

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.





**First Floor**  
 Approximate Floor Area  
 814 sq. ft  
 (75.63 sq. m)



**Second Floor**  
 Approximate Floor Area  
 732 sq. ft  
 (68.01 sq. m)

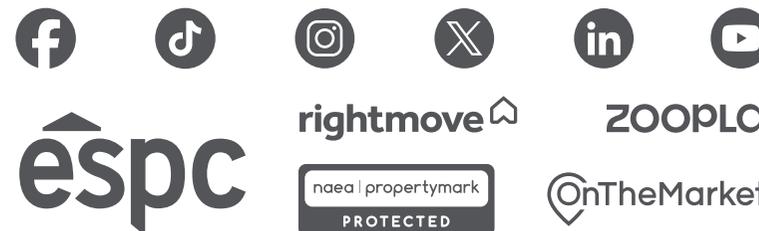


**Approx. Gross Internal Floor Area 1546 sq. ft / 143.64 sq. m**

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](http://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.