



Morgans

PROPERTY

22 Muirs, Kinross, Kinross, KY13 8AS

Offers Over £620,000





Semi Detached Villa



Front and Rear Garden



Central Location



EPC Rating - D



4 Bedrooms



Driveway Leading to Double Garage



Stunning Property



Council Tax Band - G



Welcome

Nestled on a generous plot, 22 Muirs is a rarely available, beautifully presented traditional semi-detached sandstone villa ideally located in a sought after location in Kinross. Blending timeless period charm with sophisticated modern updates, it provides a superb balance of elegance and practicality over two expansive levels. Upon arrival, you are greeted by a beautiful porch with ornate tiled flooring leading into the grand L shaped entrance hall showcasing a striking staircase that ascends to the upper level and hardwood doors leading to all ground floor accommodation. The expansive lounge is a masterpiece, featuring ornate corning, a ceiling rose, a bay window, and a grand original feature fireplace, creating a wonderfully welcoming atmosphere. The formal dining room is another spacious room with ornate fireplace, doors leading to the garden and opening leading to the kitchen. The traditional dining kitchen has ample units at base and wall level, wooden worktops, centre island with seating, and a useful utility area with a door leading to the garden. A second sitting room/study offering flexible accommodation and enjoys a lovely aspect to the side/rear of the property. A luxurious bathroom, with chic tiled flooring and a roll-top bath, completes the ground floor accommodation. The upper level boasts 4 good sized bedrooms with the principle bedroom featuring a stunning bay window and retaining its original features with a beautiful marble fireplace. A family bathroom with shower over the bath, wood panelling and tasteful finishes, completes the upper floor. Externally, the property is enclosed by iron gates to the front, with a driveway leading to the entrance and wrapping around the side of the house to the double garage which has an extra storage area to the rear. The expansive rear garden, enclosed by a stone wall and fence is a beautifully landscaped garden featuring a lush lawn areas, mature shrubbery and a patio that is accessed directly from the dining room offering an idyllic setting for outdoor dining and relaxation. This charming four-bedroom semi-detached home combines timeless character with generous living accommodation, set within one of Kinross's most sought-after locations. Offering excellent access to local amenities, schools, and scenic countryside walks, it presents an ideal opportunity for families and professionals alike. A rare find, this property truly must be viewed to appreciate the space, style, and setting on offer.





LOCATION

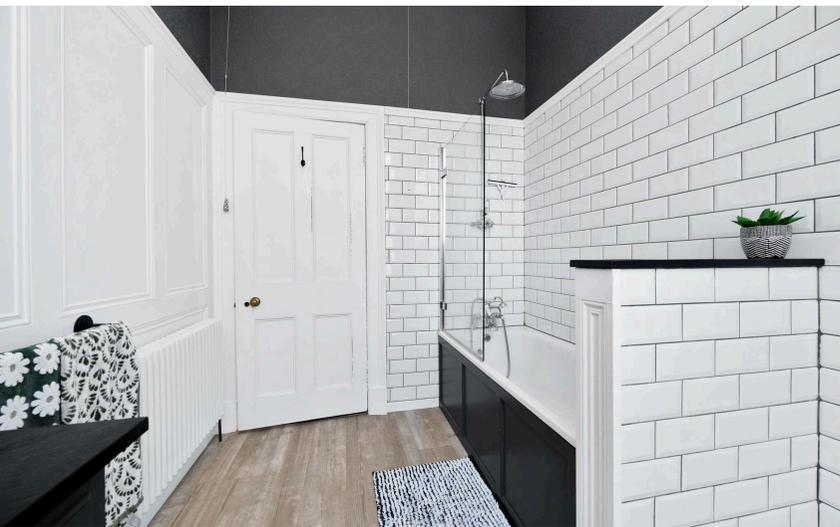
The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

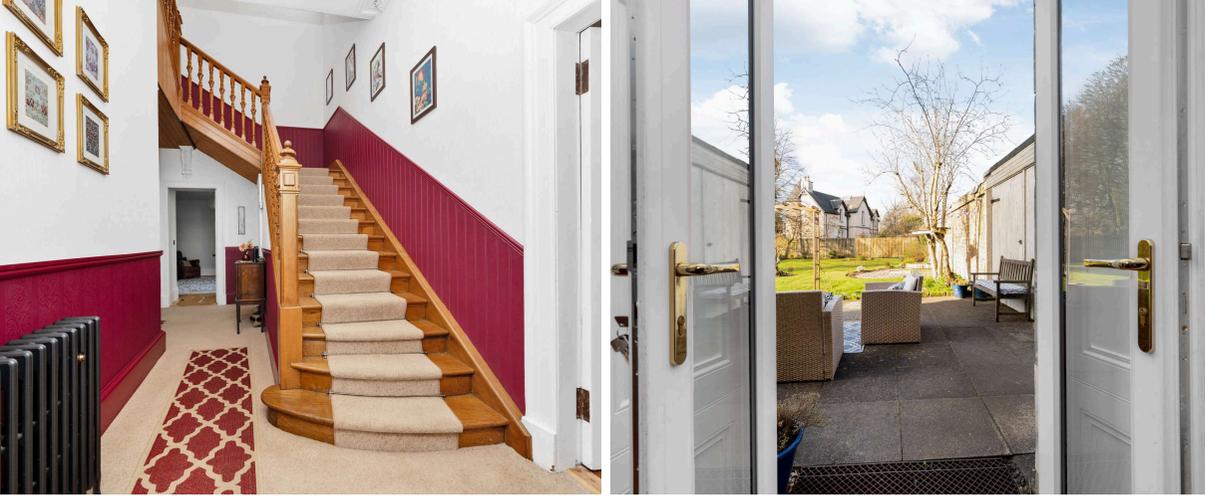
Kinross has highly rated Primary and Secondary education along with a number of Nurseries and Childminders readily available. The Community Campus which houses the Secondary School also incorporates a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. 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.









Notes

VIEWINGS

All viewings are strictly by appointment by calling Morgans on 01577 863424.

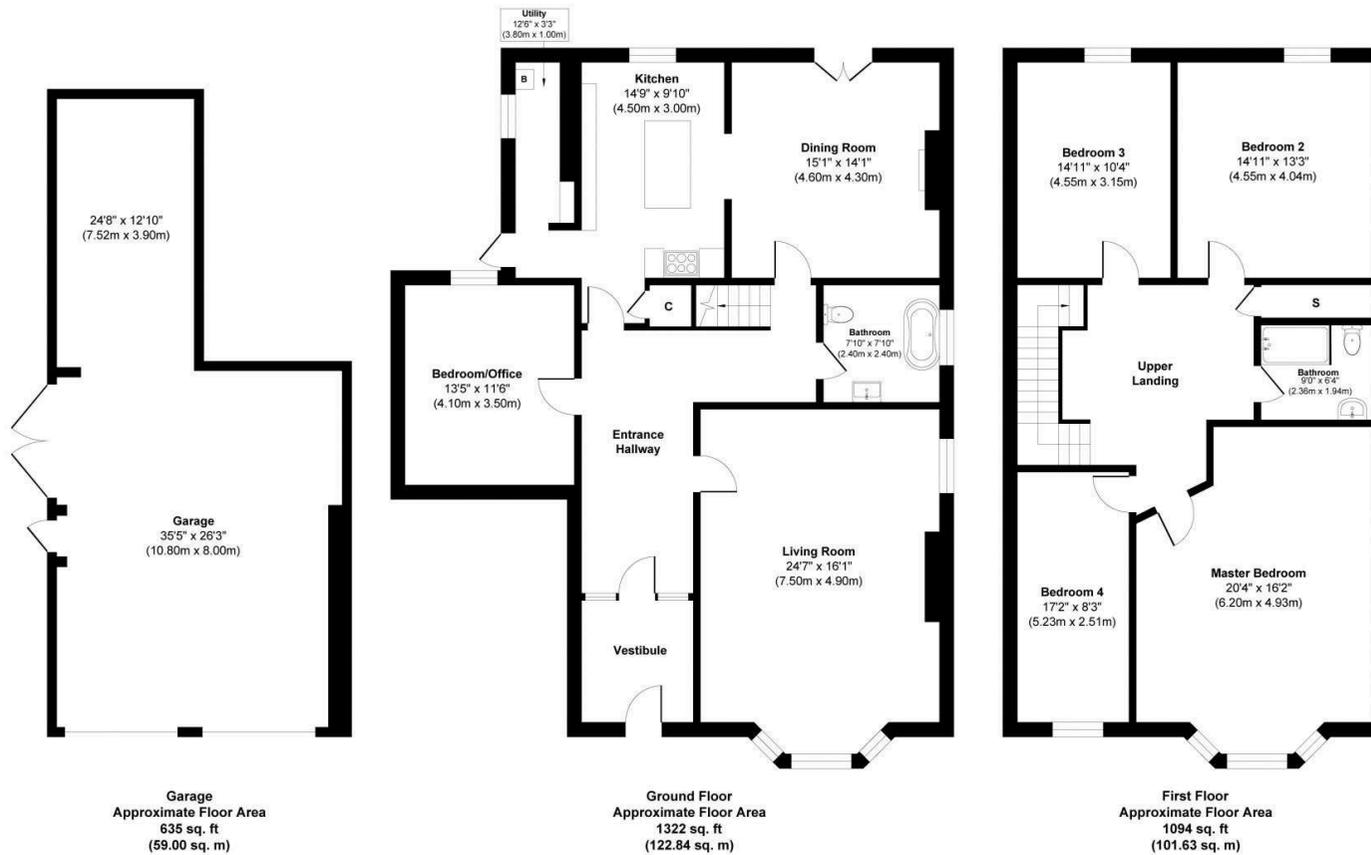
EXTRAS INCLUDED IN THE SALE

All fitted floor coverings 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.



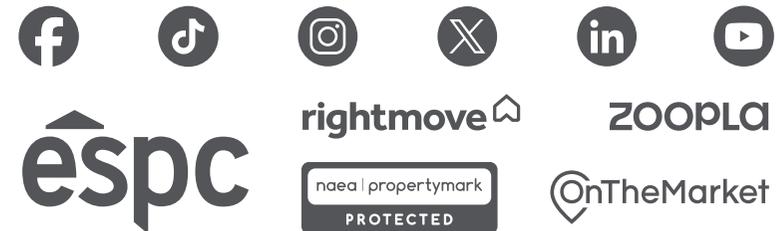


Approx. Gross Internal Floor Area 3051 sq. ft / 283.47 sq. m (Including Garage)

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



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



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