



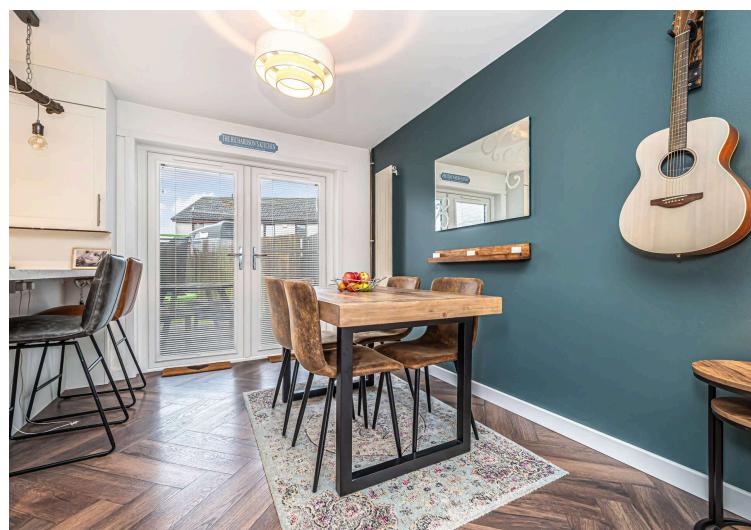
**Morgans**

PROPERTY

16 Morlich Place, Kinross, Kinross, KY13 8BW

Offers Over £225,000





Link Semi Detached



3 Bedrooms



Garden to front & rear



Garage



Popular Residential Location



Move in condition



EPC Rating - C



Council Tax Band - D



## Welcome

16 Morlich Place is a beautifully presented linked semi-detached villa located in a sought-after residential area of Kinross. This charming home offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking a peaceful retreat. As you enter, you will be greeted by a spacious hallway which in turn leads to a formal lounge and inviting open-plan kitchen and dining room. This area is perfect for entertaining guests or enjoying family meals and has French doors leading to the rear garden. A separate utility room and ground floor cloakroom adds convenience to your daily routine. The property boasts three well-proportioned bedrooms, offering ample space for rest and relaxation. With a modern bathroom completing the upper level. Externally this property has garden ground to both front and rear. The front garden is mainly laid to lawn and is adjacent to open green space. The rear garden is fully enclosed with lawn, decked seating area and a gate leading to the single garage and driveway located at the rear of the property.



Situated in a popular residential location, 16 Morlich Place is close to local amenities, schools, and parks, making it an excellent choice for families. This delightful home is ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this wonderful property your own.



## 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 through Morgans on 01577 863424 or email [kinross@morganlaw.co.uk](mailto:kinross@morganlaw.co.uk)

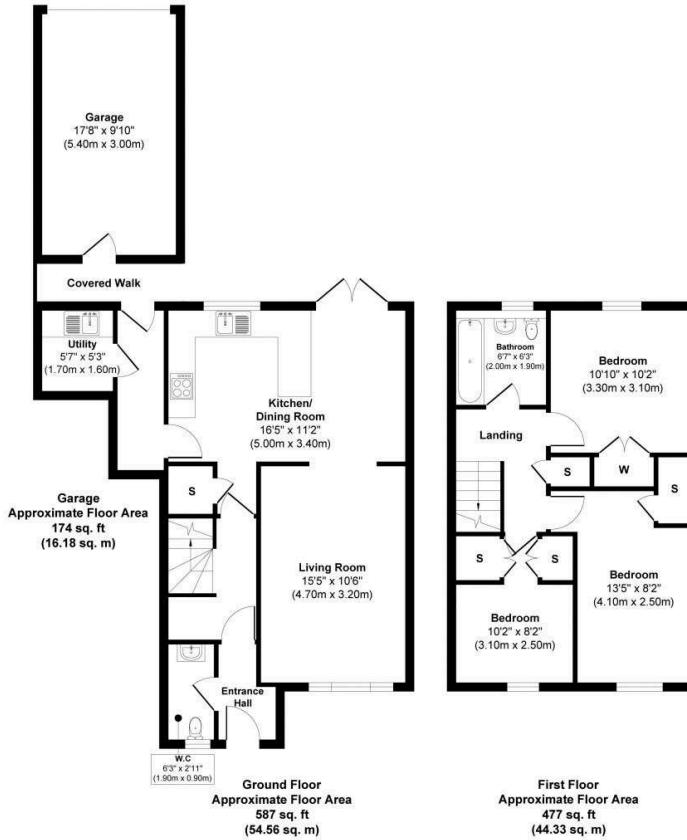
### **EXTRAS INCLUDED IN THE SALE**

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, please contact us.





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M | MEDIA

**Approx. Gross Internal Floor Area 1238 sq. ft / 115.07 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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