



Morgans
PROPERTY

34 Morlich Place, Kinross, KY13 8BW
Fixed Price £240,000







34 Morlich Place is well-presented, 3 bedroom detached property on an enviable corner plot ideally located in a popular residential location being a short distance of all amenities, including schools and shops. The property comprises of a welcoming entrance hall, generous lounge that looks out over the side garden through a large picture window, a modern dining kitchen with an abundance of storage and door leading to the patio area and a useful cloakroom. The upper level has 3 good sized double bedrooms all with built in storage and a modern family shower room. Outside there are gardens to the front, side and rear, the front and side garden is predominately laid to lawn with well stocked borders with a private courtyard/patio area to the rear. There is a driveway leading to the single garage. Viewing is highly recommended.





VIEWINGS

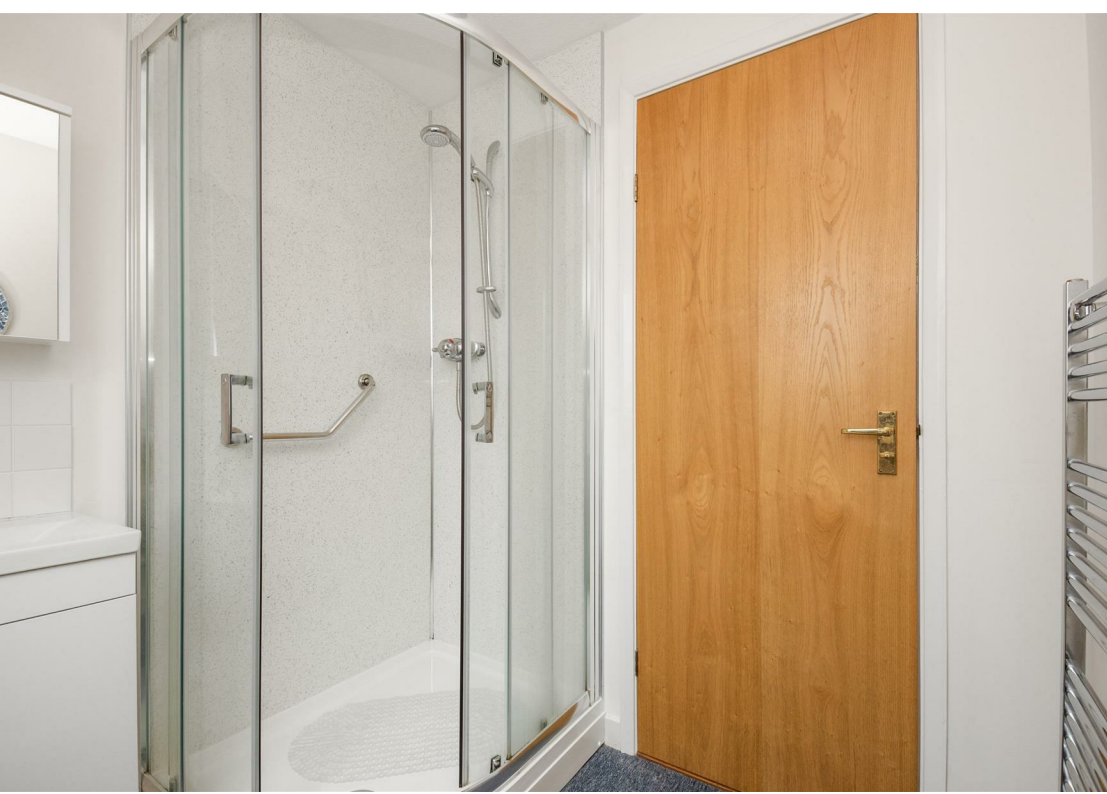
All viewings are strictly by appointment by calling Morgans on 01577 863424.

EXTRAS INCLUDED IN THE SALE

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

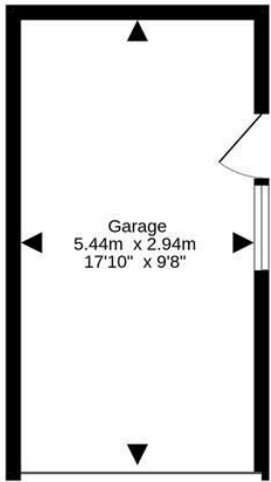
MORGANS PROPERTY PACKAGE

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.

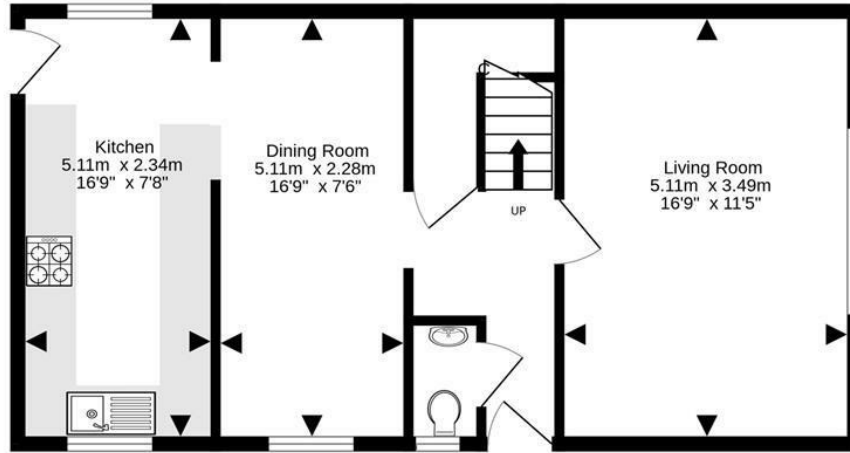








Garage
5.44m x 2.94m
17'10" x 9'8"



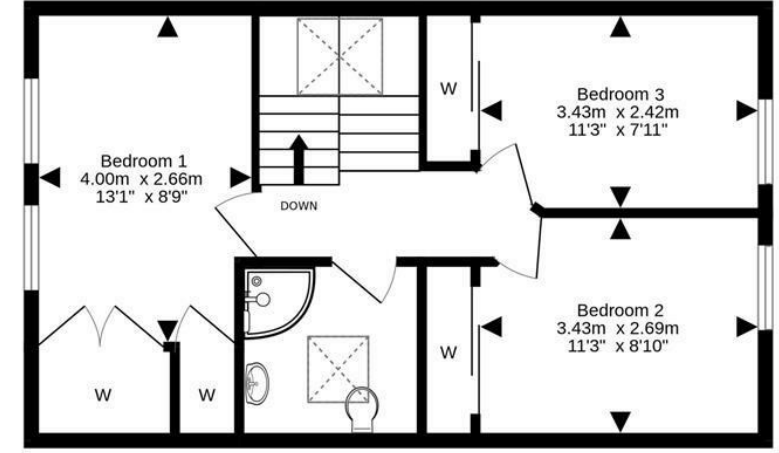
Kitchen
5.11m x 2.34m
16'9" x 7'8"

Dining Room
5.11m x 2.28m
16'9" x 7'6"

Living Room
5.11m x 3.49m
16'9" x 11'5"

UP

Ground Floor



Bedroom 1
4.00m x 2.66m
13'1" x 8'9"

DOWN

Bedroom 3
3.43m x 2.42m
11'3" x 7'11"

Bedroom 2
3.43m x 2.69m
11'3" x 8'10"

1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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SOLICITORS | PROPERTY

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PROTECTED

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.