



**Morgans**  
PROPERTY

Piper Cottage, 244 High Street, Kinross, KY13 8DQ  
Offers Over £299,950











\*\*\* Home Report Value £320,000\*\*\*

Piper Cottage is a charming detached cottage ideally located in a central location in Kinross. This property has been refurbished by the current owners and offers fresh modern decor throughout. Access is given to the front of the property into an entrance hall with staircase leading to the upper level, and doors giving access to a large modern shower room and lounge with exposed beams and wood burning stove. The lounge provides access to the rear hallway which in turn gives access to the dining room/kitchen, two ground floor double bedrooms and a modern family bathroom. The Dining Room/Kitchen is well-presented with french doors leading to the rear garden and window overlooking the same affording a great deal of natural light. The recently fitted kitchen has ample units at base and wall levels, fitted breakfast bar seating and "Range" style cooker. The upper level has two good sized bedrooms, one of which has a useful dressing area. Externally there is a large private garden area to the rear which is predominately laid to lawn with decked seating area and separate allotment. There is parking to the rear of the property with a detached double garage. Viewing is highly recommended.







#### EXTRAS INCLUDED IN THE SALE

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

#### VIEWINGS

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

#### 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.





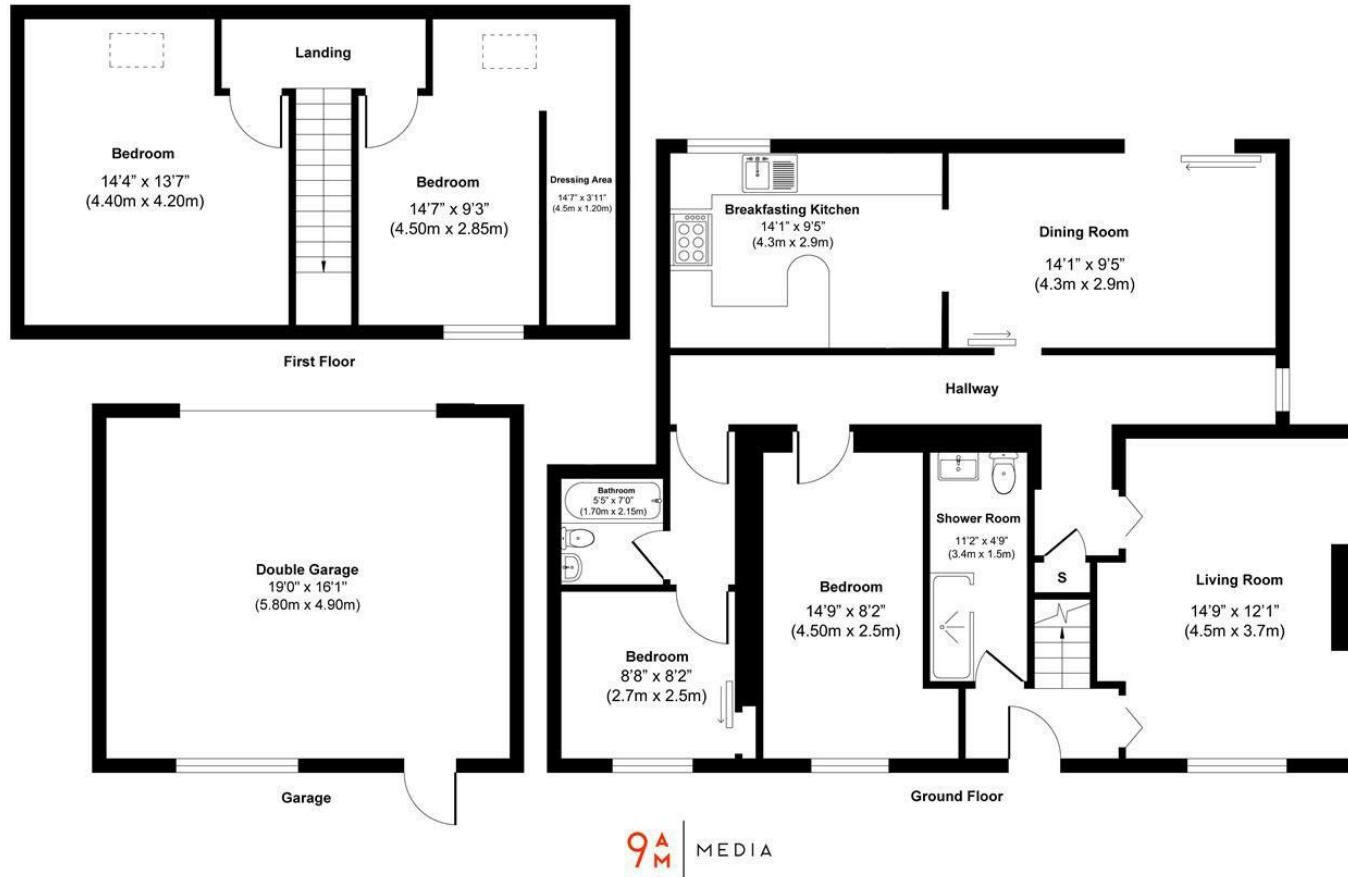












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PROTECTED

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.