



33 Muirs, Kinross, KY13 8AS
Offers Over £450,000







33 Muirs is a rarely available traditional semi-detached home ideally situated in the heart of Kinross. Whilst this property could benefit from modernisation it has been sympathetically extended over the years maintaining a host of traditional features, such as; ceiling cornicing, ceiling roses, solid wood doors, staircase and skirtings. Access is given from the front into a spacious entrance vestibule with ornate tiled flooring leading to a reception hallway. The hallway has an impressive turning staircase leading to the upper level and doors leading to the ground level accommodation. The ground level boasts three good sized reception rooms and a kitchen to the rear with the side extension providing a further reception room, shower room and large utility room. This side extension offers an ideal opportunity as a 2 bed self-contained annex if required. As a whole the upper level boasts 6 good sized bedrooms, a storage/office room and a family bathroom. Externally there is driveway parking to both front and side with the driveway leading to the detached garage at the rear. There is a good-sized rear garden with large patio seating area, stocked borders and lawn. Viewing is highly recommended to fully appreciate the size and scope on offer.





EXTRAS INCLUDED IN THE SALE

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

VIEWINGS

Viewings are strictly by appointment by calling Morgans.

MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. We are also Mortgage and Financial Advisers. For a **FREE PRE-SALE VALUATION**, estimate and market appraisal without cost or obligation, contact us.







ST. SERF'S

35

ST. OLAF'S





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



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.