



**Morgans**  
PROPERTY

39 Sandport, Kinross, KY13 8DN  
Offers Over £225,000

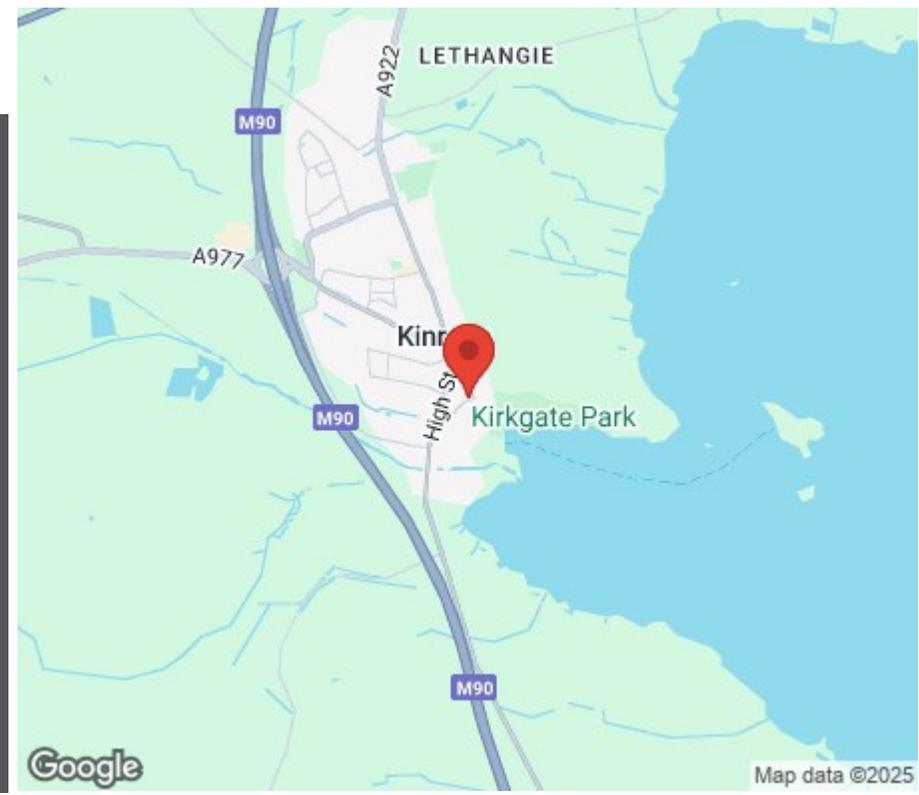
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Brought to the market in move in condition 39 Sandport is immaculately presented with fresh modern décor throughout. Spanning three levels, the property currently boasts, two reception rooms and three well-proportioned bedrooms, however the flexible layout allows for various configurations to suit your lifestyle needs. The heart of the home is undoubtedly the modern breakfasting kitchen, which features French doors that open seamlessly to the fully enclosed rear garden. This connection to the outdoor space is perfect for enjoying al fresco dining and offers an ideal setting for both relaxation and entertaining. Additionally the property benefits from having a contemporary family bathroom and W.C cloakroom which is conveniently located on the ground level. With its stylish design and thoughtful layout, this townhouse is not only a beautiful home but also a practical one, catering to the demands of contemporary living. Sandport offers a peaceful community atmosphere while being conveniently located near Loch Levens, Kirkgate park and all local amenities, making it an excellent choice for those looking to settle in a picturesque part of Kinross.





#### OUTSIDE SPACE

Externally there is a driveway to the front offering parking for two vehicles. The rear garden is fully enclosed with lawn, decked seating area and garden shed. There is gated access for bins etc.

#### 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.

Please note the seller of this property is a connected person to Morgans.



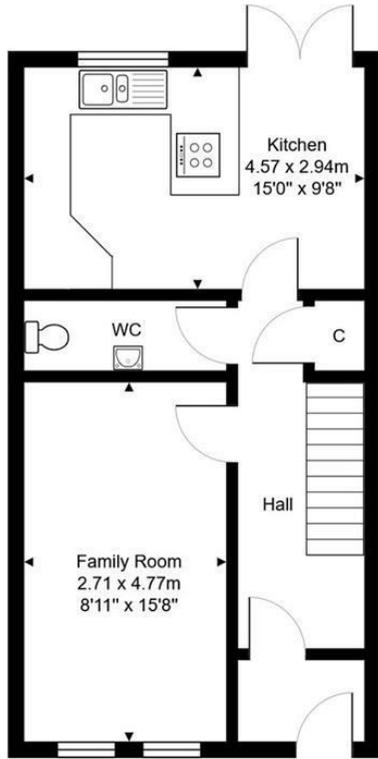


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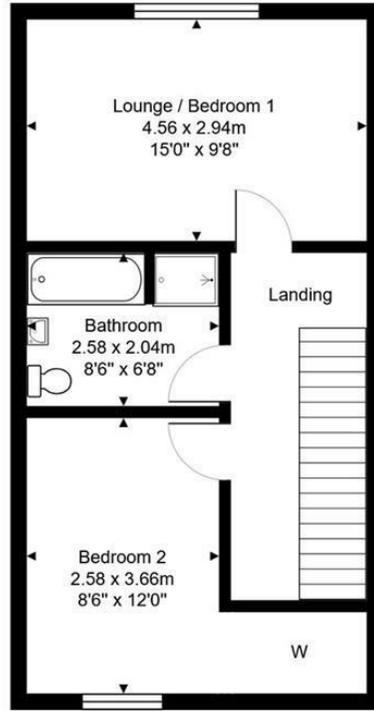
Total Area: 114.0 m<sup>2</sup> ... 1227 ft<sup>2</sup>



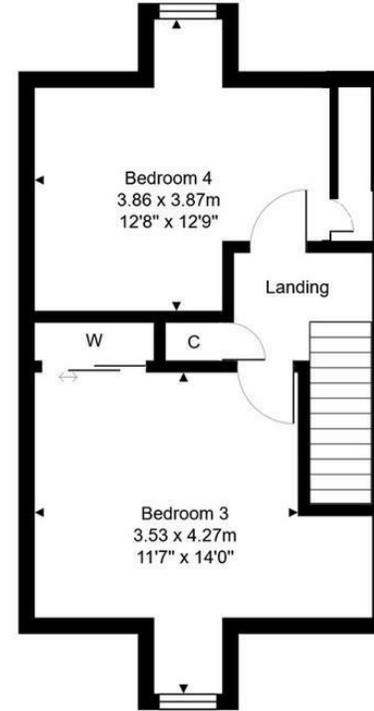
All measurements are approximate and for display purposes only



Ground Floor



1st Floor



2nd Floor



SOLICITORS | PROPERTY

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Tel: 01577 863424

[www.morganlaw.co.uk](http://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.