



Morgans

PROPERTY

41 Montgomery Street, Kinross, KY13 8EB  
Offers Over £235,000











41 Montgomery Street is located in the charming town of Kinross close to all local amenities. This traditional detached cottage is a true gem. Immaculately presented, the property boasts a bright and welcoming hallway that offers excellent storage solutions, ensuring a clutter-free living space. The generously sized lounge is a delightful feature, with a large window that overlooks the front of the property, allowing natural light to flood the room and create a warm atmosphere. This space is perfect for relaxation or entertaining guests. The modern dining kitchen is a standout area, equipped with a stylish free-standing island that not only enhances the aesthetic but also provides additional seating and storage, making it ideal for casual dining or social gatherings. The cottage comprises two well-proportioned bedrooms, each designed to offer comfort and tranquillity. Completing the accommodation is a beautifully finished family shower room, which adds a touch of luxury to everyday living. This property is perfect for those seeking a blend of traditional charm and modern convenience in a picturesque setting. With its thoughtful layout and appealing features, this cottage is sure to attract interest from discerning buyers. Don't miss the opportunity to make this delightful home your own.







### OUTSIDE SPACE

The property boasts a large garden, which is a true highlight, featuring a well-maintained lawn area, a lovely patio, and an inviting decking space that leads to a picturesque summer house. This outdoor haven is ideal for entertaining guests or simply enjoying the tranquillity of nature, as it backs onto the serene Myre, providing a peaceful backdrop. The house is complemented by a convenient driveway that leads to a single garage, ensuring ample parking and storage space. Surrounding the property are mature trees and shrubs, adding to the sense of privacy and enhancing the overall appeal of the garden.

### 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

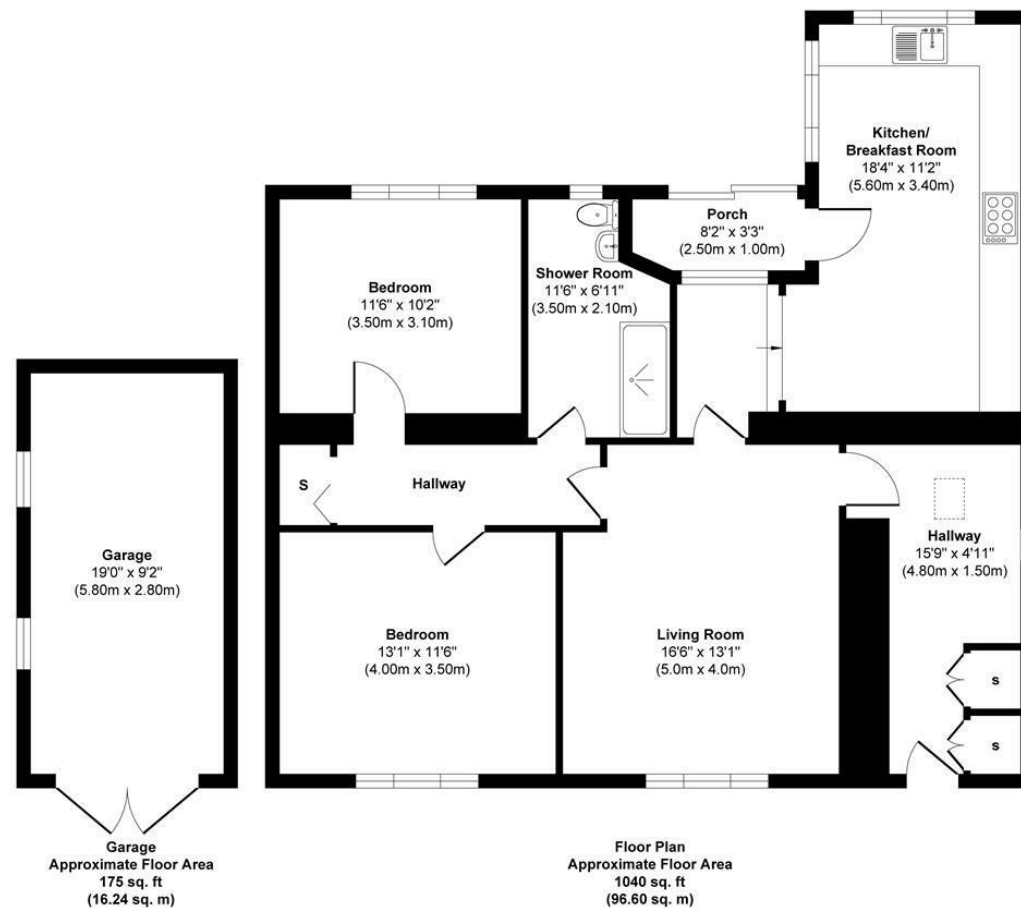
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, please contact us.











### Approx. Gross Internal Floor Area 1215 sq. ft / 112.84 sq. m (Including Garage)

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