



Morgans

PROPERTY

93 Bowton Road, Kinross, KY13 8EG

Offers Over £155,000



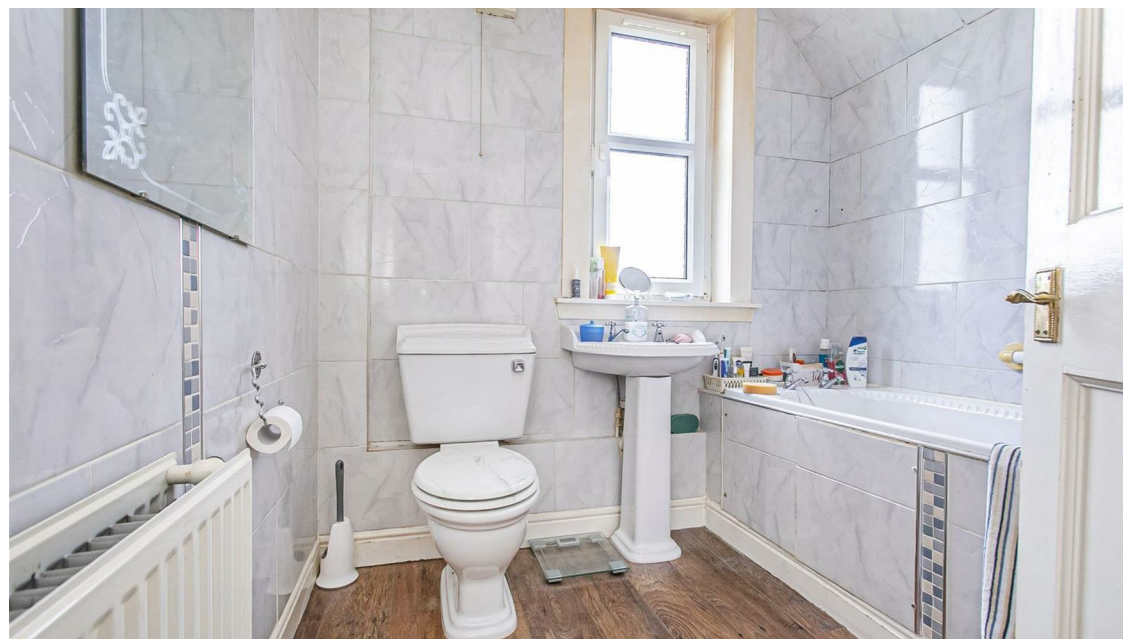
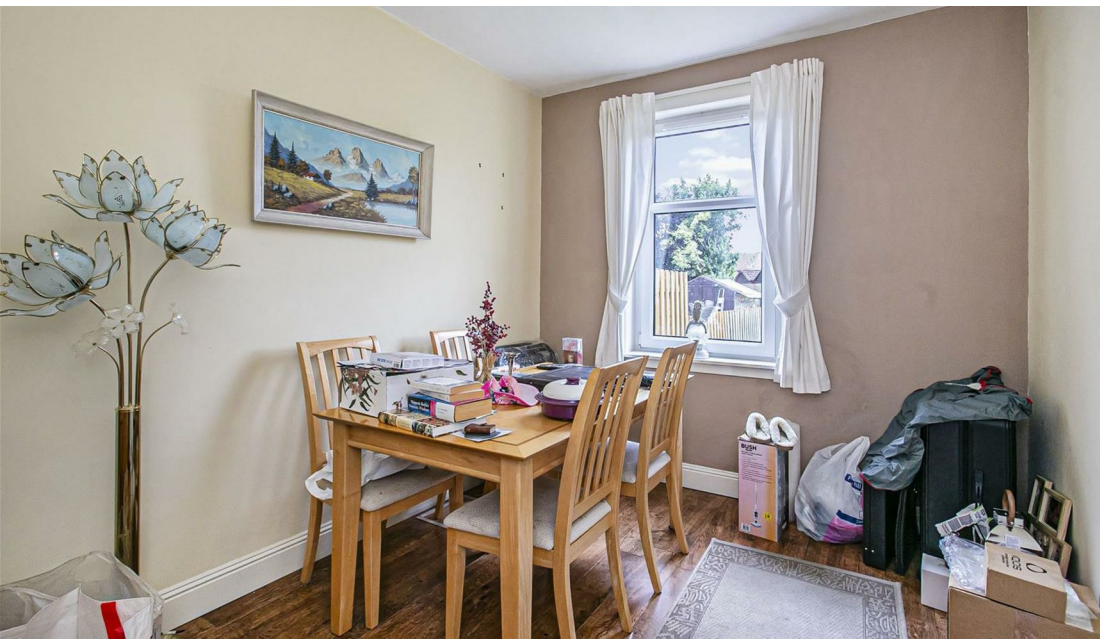








93 Bowton Road is a well presented semi-detached villa, situated on a large plot. This delightful property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The large lounge features a picturesque window that overlooks the front garden, allowing natural light to flood the space and create a warm atmosphere. The separate dining room provides an ideal setting for family meals or gatherings with friends. The kitchen is functional and well-equipped, with a convenient door leading directly to the garden, making it easy to enjoy outdoor dining or simply bask in the fresh air. On the upper floor, you will find two generously sized double bedrooms, each offering ample space and comfort. The family bathroom is thoughtfully positioned to serve both bedrooms, ensuring convenience for all. One of the standout features of this property is its expansive gardens, which encompass the front, side, and rear. These gardens are adorned with a rich variety of mature plants and shrubs, creating a serene outdoor space that is perfect for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. Additionally, the property includes a driveway that leads to a single wooden garage, providing secure parking and extra storage space. Its central location means that residents will benefit from easy access to all local amenities, making daily errands and leisure activities effortlessly convenient. In summary, this semi-detached villa on Bowton Road is a wonderful opportunity for anyone seeking a comfortable and well-located home with a beautiful garden setting. With its spacious layout, it is sure to appeal to a variety of buyers.







## 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.

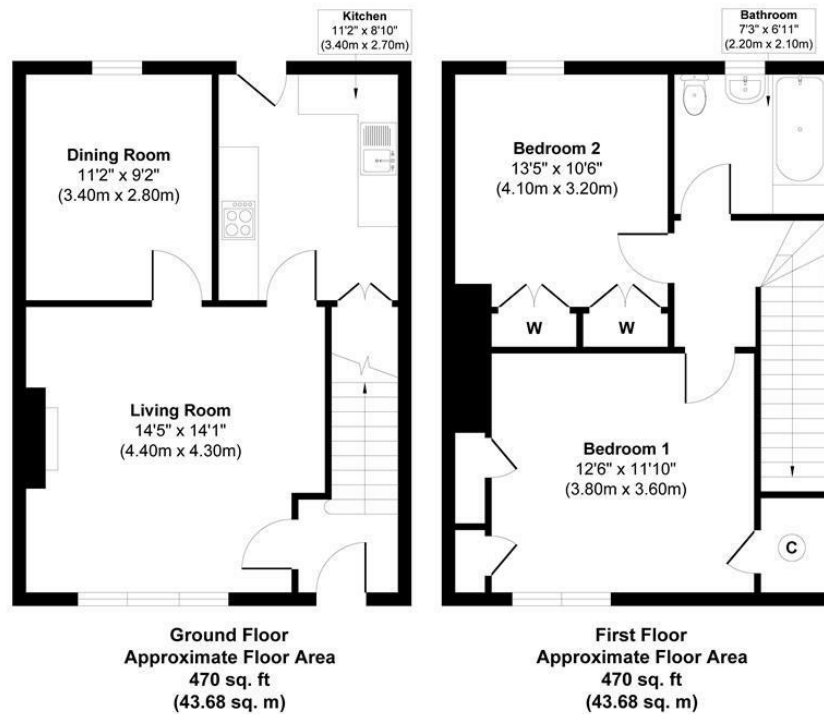








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Approx. Gross Internal Floor Area 940 sq. ft / 87.36 sq. m

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62 High Street, Kinross, KY13 8AN

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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.