

5 Morar Place, Kinross



Law Location Life

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Delightful Semi-Detached Bungalow, situated in a quiet cul-de-sac and offering comfortable, modern living in the heart of Kinross, within easy walking distance of local schools and a wide range of amenities. Perfectly positioned for commuters, the property also benefits from excellent motorway links and convenient access to nearby park and ride facilities.

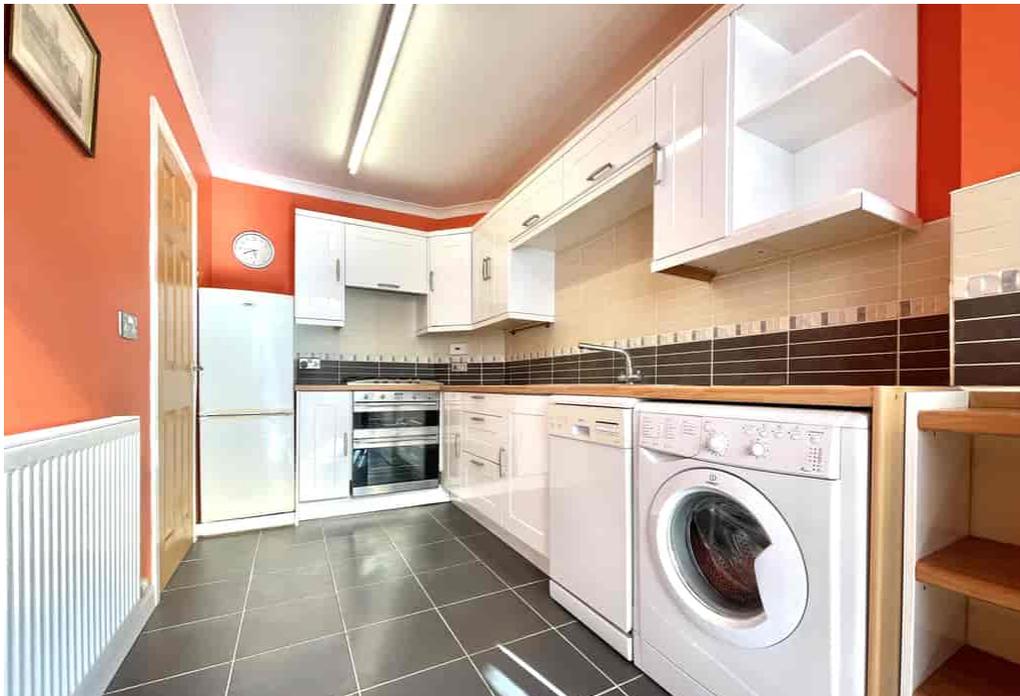
The accommodation is thoughtfully laid out and comprises a welcoming sitting room, a well-appointed kitchen, and a bright conservatory providing additional living space and a pleasant outlook over the garden. There are two generously sized bedrooms and a contemporary shower room.

Externally, the property boasts a south-facing garden designed for low maintenance, making it ideal for enjoying outdoor living with minimal upkeep. A large detached garage and private driveway offer ample off-street parking and excellent storage solutions.

This beautifully presented home is perfect for a range of buyers, including downsizers, first-time purchasers, or those seeking a peaceful yet well-connected location.

Early viewing is highly recommended.





Accommodation

Entrance Hallway

Entry is from the side into the entrance hallway. There is carpeted flooring, doors to the sitting room, 2 bedrooms, shower room and storage cupboard and hatch to the attic space.

Sitting Room

A large reception room with feature fireplace with coal effect electric fire, carpeted flooring, door to the kitchen and double doors providing access into the conservatory.

Kitchen

The kitchen has storage units and base and wall levels, worktops, splash back tiling and stainless steel sink and drainer. There is a fitted double oven, gas hob and extractor fan and space for a fridge freezer, dishwasher and washing machine. There is tiled flooring and double doors with adjoining window, into the conservatory.

Conservatory

A large conservatory with laminate flooring, windows to the front and sides and French doors into the rear South facing garden.

Master Bedroom

A double bedroom with carpeted flooring, fitted wardrobe and window to the front.

Bedroom 2

A further double bedroom with window to the front and carpeted flooring.

Shower Room

A modern tiled shower room comprising of wc, corner shower cubicle, wash hand basin with storage, chrome towel radiator and window to the side.

Gardens

The property has gardens to the front and rear. The rear garden is low maintenance and paved, ideal for outdoor entertaining. There are raised timber planters with shrubs and flowers and timber shed. The garden to the front is laid to lawn.

Garage

A large garage with power, light, electric door to the front and additional window and door to the side.

Driveway

The property benefits from a driveway to the side which can accommodate 3 vehicles.

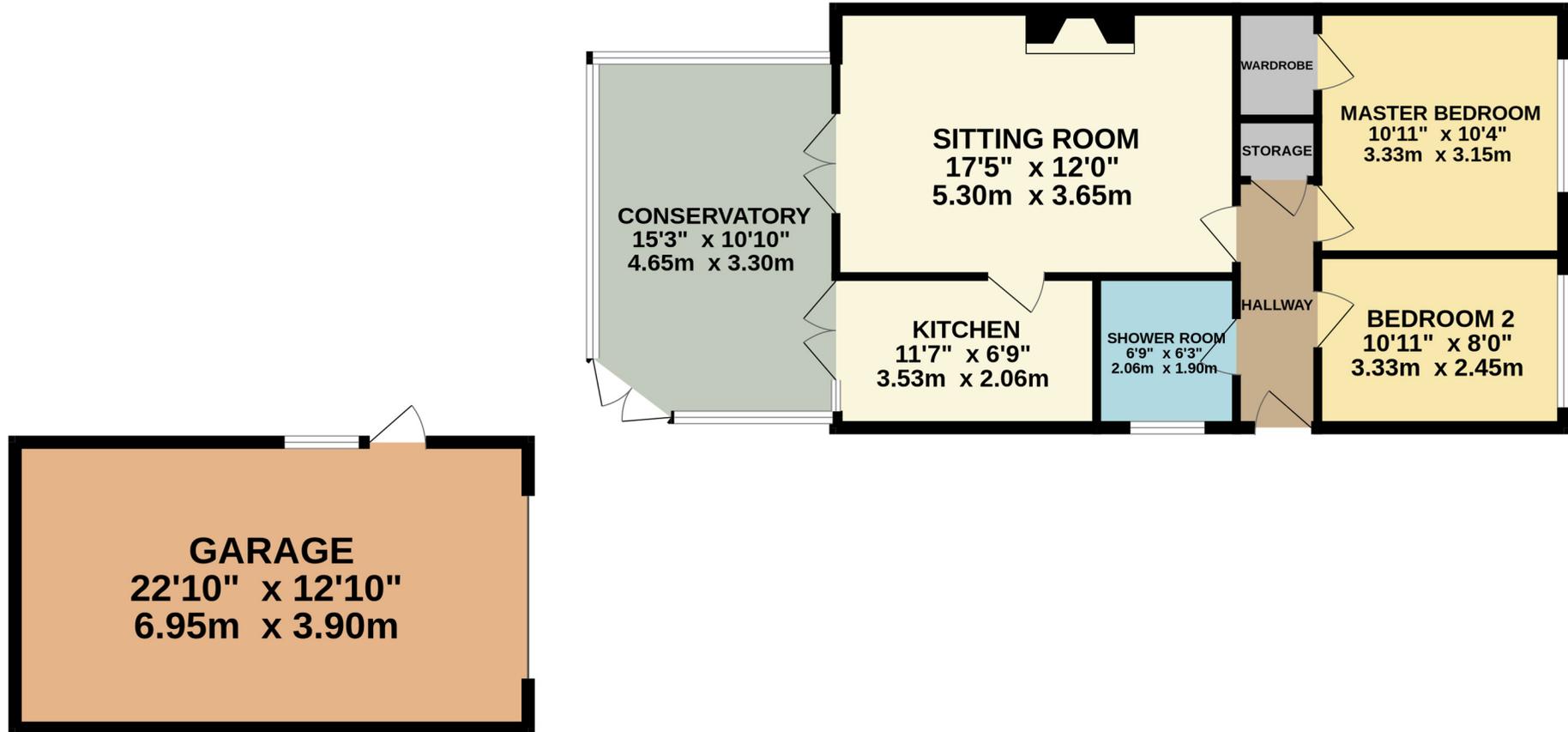
Solar Panels

See home report.

Heating

Gas central heating.

GROUND FLOOR



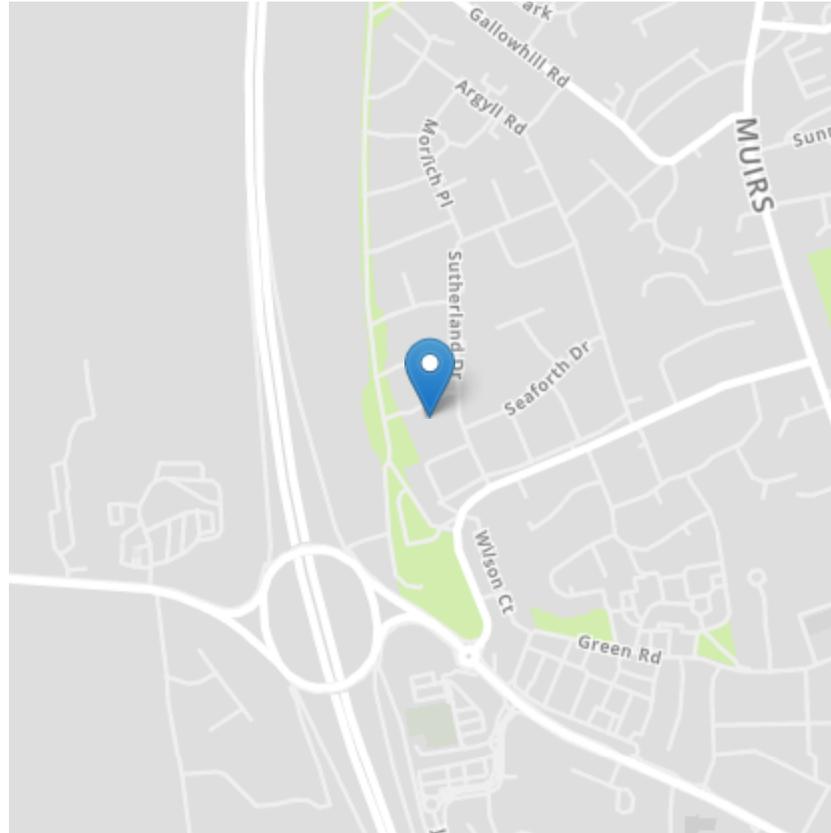
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MORAR PLACE, KINROSS - A BETTER PLACE TO LIVE

The highly sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

