

11 Morar Place, Kinross



Law Location Life

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Nestled in a quiet cul-de-sac, in a highly sought after residential location in the heart of Kinross, this Extended Detached Bungalow offers spacious and flexible accommodation and is well presented throughout.

Situated on a large end plot with South facing rear garden the accommodation comprises; Reception Hallway, Sitting Room, Dining/Family Room, Kitchen, Garden Room, 3 Bedrooms and Wet Room.

Externally there are attractive gardens to the front, side and rear, driveway with carport and the single detached garage has been converted into a Summer Room and Store Room.

Don't miss the opportunity to make this your home.
Contact us today to arrange a viewing.





Accommodation

Reception Hallway

Entry is from the side into the reception hallway. There are doors providing access to the sitting room, 3 bedrooms, wet room, large walk in storage cupboard and hatch to the attic space.

Sitting Room

A large reception room with window to the front, door to the kitchen and open access into the dining/family room. There is a brick fireplace with coal effect gas fire.

Dining/Family Room

A flexible room, currently utilised as a dining room. There is a window to the side.

Kitchen

The kitchen has modern storage units at base and wall levels, pan drawers, pantry cupboard, worktops, splash back tiling and sink and drainer. Fitted appliances include induction hob, extractor fan, oven and integrated dishwasher. There is space for an intergrated fridge/freezer and washing machine. A door to the rear provides access into the garden room.

Garden Room

A lovely addition to the property is the garden room with French doors to the rear into the garden.

Master Bedroom

A double bedroom with window to the front.

Bedroom 2

A double bedroom with open fitted wardrobes and window to the front.

Bedroom 3

A third bedroom with window to the side.

Wet Room

The wet room comprises; wc, wall hung wash hand basin, chrome towel radiator and 'Mira Advance' shower. There is a window to the side.

Gardens

There are attractive gardens to the front, side and rear. The South facing rear garden is low maintenance, with mono block patio areas, brick raised planters with shrubs, plants and small trees. The front garden is again low maintenance with mono block paving and hedge borders.

Garage/Summer Room/Store Room

The single detached garage has been converted into a summer room with power, light and French doors with adjoining windows to the side. A door providing access into the garage store room. The garage store room has doors to the front, door to the side, power and light.

Driveway & Carport

The property benefits from a large driveway to the side with the benefit of a carport.

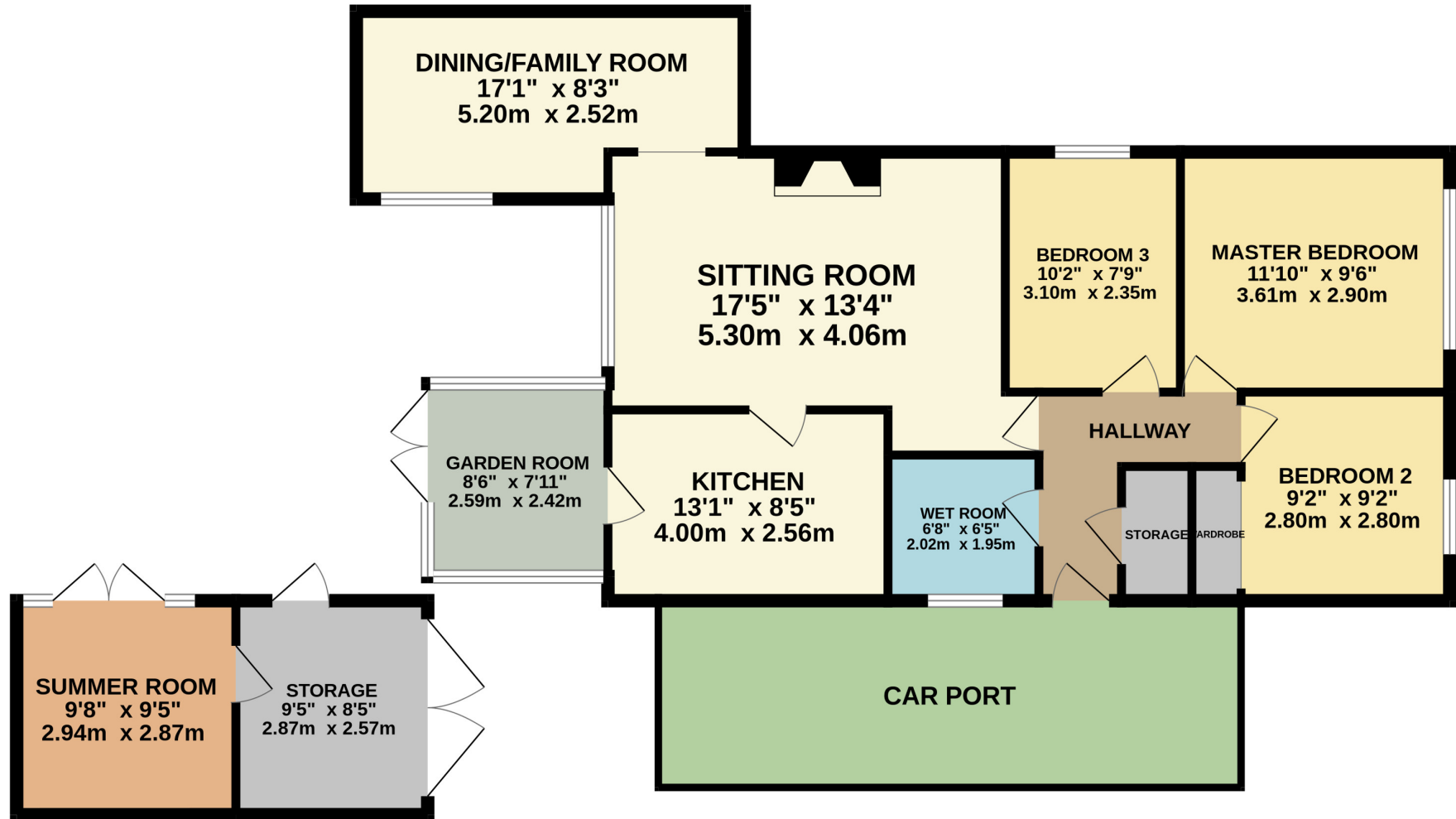
Heating

Gas central heating

Extras

Security alarm and Electric Vehicle Charging Point.

GROUND FLOOR

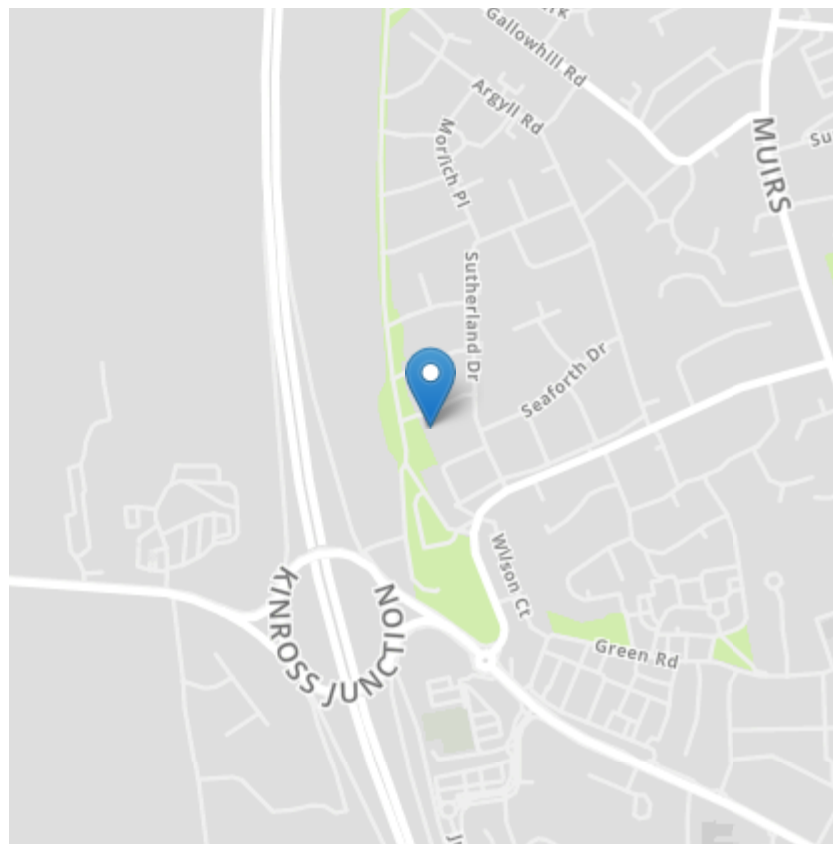






MORAR PLACE, KINROSS - A BETTER PLACE TO LIVE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		66	83
England, Scotland & Wales		EU Directive 2002/91/EC	

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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

