



Law Location Life

**10 St Marys Place, Kinross. KY13 8BZ**

**£195,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

An excellently located extended 5 bedrooomed Semi-Detached Villa in a quiet cul-de-sac location.

This property is set in attractive gardens and benefits from an integral garage, gas central heating and as well as five bedrooms there is a sitting room, dining room, kitchen, bathroom and an en-suite shower room.

The former detached garage now offers a large storage shed come workshop. The mature gardens are an excellent feature.

The property will benefit from modernisation but nevertheless presents an excellent opportunity to secure a large family house in a very desirable location.  
Viewing by appointment only.

## FEATURES

- Semi Detached Villa
- Quiet Cul-De-Sac location
- 5 Bedrooms
- Attractive Gardens
- Integral Garage
- Gas Central Heating
- Large Storage Shed Come Workshop
- EPC Rating - D





## ROOM DESCRIPTIONS

### Accommodation

Entry is gained into the front hall.

Situated off the Hall is the main bathroom with w.c, wash hand basin and bath with electric shower over.

The Sitting Room is front facing and gives access through to the Dining Room. There is a wall mounted gas fire.

The Dining Room looks onto the rear gardens and could also provide a Family Room.

The Kitchen has base and wall units, sink unit and spaces and plumbing for appliances. There is a five burner stove in place.

As well as a door to the rear garden there is a door into the integral garage. The garage has a door to the front and power and light.

Upstairs gives access to 5 Bedrooms

and there is an En-Suite Shower Room in Bedroom 2. The Upper Hall also gives access to the loft and into a storage cupboard.

Externally the mature gardens are an excellent feature and there is also driveway parking to the front of the garage.

Heating is by gas central heating.

Home Report

Please read the Home Report before viewing which will include details of the heating and other services.







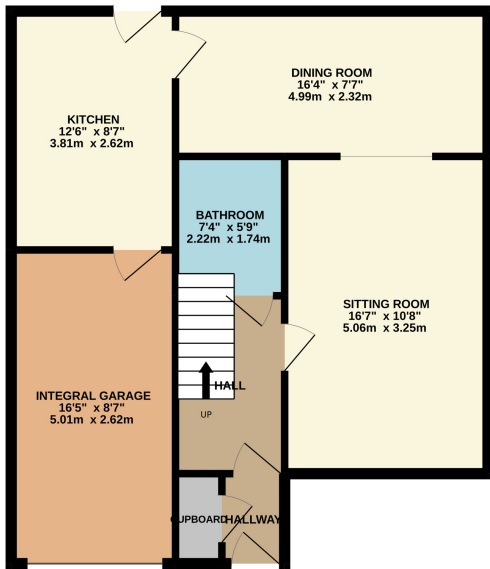




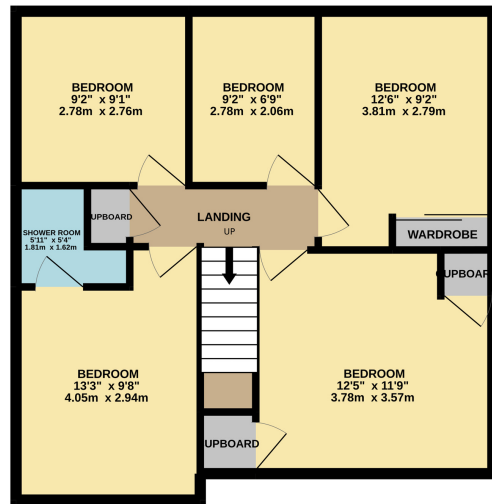


# FLOORPLAN & EPC

GROUND FLOOR



1ST 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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