



**Stevenson Marshall**  
Property & Law

8 Sandport Gait  
Kinross, KY13 8FB

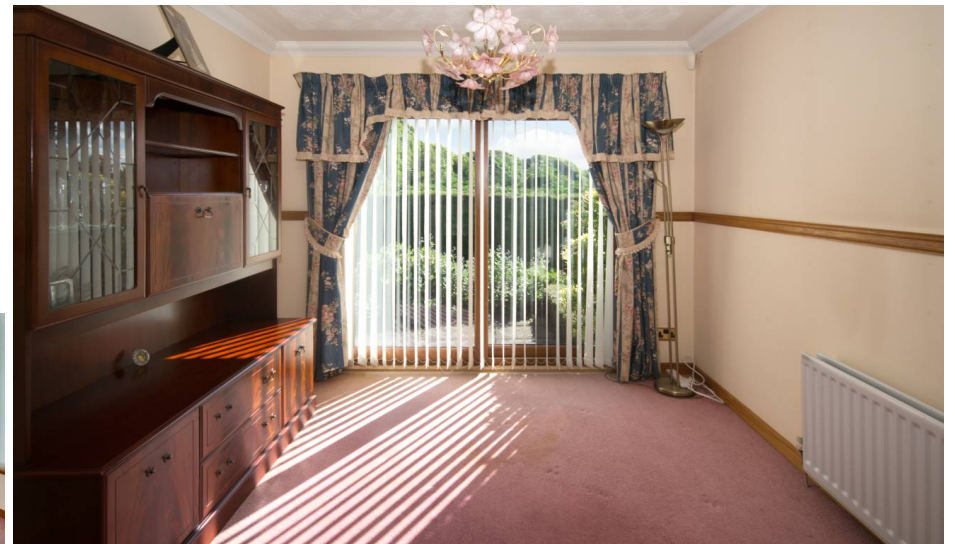
Offers over £330,000

## 8 Sandport Cpit, Kinross

A modern detached bungalow within small cul de sac setting.

There is a good internal layout which includes a sunken lounge, dining room, dining kitchen, utility room, inner hallway, three bedrooms, en-suite shower room and bathroom.

Gas central heating and double glazed windows are installed throughout and the property benefits from good storage, a flexible layout and pleasant outlooks.





## Room sizes and accommodation

Entrance vestibule

Lounge

4.62m x 4.18m (15'2 x 13'9)

Dining room

3.74m x 2.99m (12'3 x 9'9)

Dining kitchen

4.64m x 3.04m (15'3 x 10'0)

Utility room

1.87m x 1.48m (6'2 x 4'10)

Inner hallway

Bedroom 1

4.04m x 3.36m (13'3 x 11'1)

En-suite

2.14m x 1.62m (7'0 x 5'4)

Bedroom 2

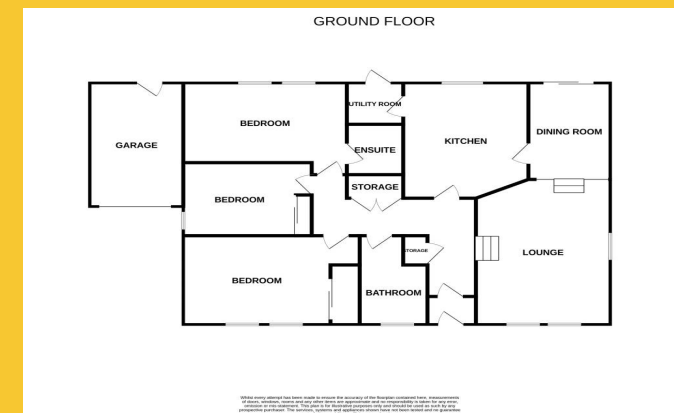
3.66m x 3.54m (12'0 x 11'7)

Bedroom 3

3.24m x 2.79m (10'8 x 9'2)

Bathroom

3.54m x 1.66m (11'7 x 5'6)



## 8 Sandport Gait, Kinross

The property boasts neat mature garden grounds to front and rear which feature a well manicured lawn, shrubs and flower beds. There are drying facilities provided and a driveway and garage to front provide ample off street parking for several vehicles. A pathway to side provides access to Kirkgate Park.

Quietly situated, Sandport Gait is located within the desirable market town of Kinross which lies within easy reach of the M90 motorway for travel north and south. The town itself offers an excellent range of shops, primary schooling and local amenities.

Viewing: An appointment to view can be made by contacting Stevenson and Marshall on 01383 721141.



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property department on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

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