

Andersons LLP

SOLICITORS AND ESTATE AGENTS



- Entrance Vestibule
- Hallway
- Sitting Room
- Family Room/Bedroom 4
- Kitchen with Dining Room
- Inner Hallway
- Ground Floor WC
- Upper level
- Family Bathroom
- 3 Bedrooms
- Loft Room
- Gardens

2 Queich Place, Kinross KY13 8DF

Offers Over £170,000

A recently extended traditional dwelling house offering spacious contemporary living space combined with period features and character. The property is positioned on the end of a small terrace at the south end of Kinross. The stylish accommodation comprises vestibule, reception hall, internal halls, sitting room, dining room, fitted kitchen, cloakroom/wc, Bedroom 4 / Family room, 3 further Bedrooms and Bathroom. There is also a large loft room, with power and light, accessed via a Ramsay style ladder. This area could provide further development potential (subject to usual planning consents). The property benefits from gas central heating, double glazing and has good sized gardens with space for off street parking. Viewing will be required to appreciate both the style and size of this property.

The town of Kinross can offer a good range of shops, banks and other facilities including medical centre, sports centre, swimming pool, golf courses and active community clubs and organisations, while Milnathort offers local shopping for everyday requirements. Dunfermline (13miles) offers further local amenities and main line railway station with regular intercity trains. Edinburgh with its complete range of shopping, cultural facilities and international airport lies 24miles to the South with a "Park & Ride" service to Edinburgh now available from Kinross. Kinross is well situated to take advantage of the M90 Motorway providing an ideal base for the commuter with access to Edinburgh, Glasgow, Perth etc.

Entrance Vestibule

Entry is gained to the front of the property into a Reception Vestibule. Coat hanging rail. Glazed door with coordinating side panels to Reception Hallway.

Hallway

Large Reception Hall with ornate ceiling cornicing and feature staircase.

Sitting Room

5.03m by 3.68m (16'06" by 12'00")

A well presented public room with double glazed bay window formation to the front. Focal traditionally styled fireplace with open fire. Ornate ceiling cornicing, centre ceiling rose and picture rail.

Family Room/Bedroom 4

4.39m by 3.46m (14'05" by 11'04")

A large room currently utilised as a Family Room and giving open plan access through to the Kitchen and Dining Room. This room could easily be partitioned off to provide a fourth Bedroom as required.

Kitchen with adjacent Dining Room

7.40m by 3.76m (18'00" by 12'40")

An outstanding feature of this property is the extension which added a Kitchen with adjacent Dining Room. This is a particularly bright extension with double glazed windows to rear and side, French doors give direct access to the enclosed rear garden and two double glazed velux downlighters provide additional natural light. The Kitchen section comprises a bespoke fitted Kitchen with attractive storage units at base and wall levels, ample worktop surfaces, sink unit and drainer and cooker hood. There are spaces and plumbing for appliances including cooker, dishwasher, automatic washing machine and fridge freezer etc. (The above appliances may be available subject to requirement and separate negotiation). The Kitchen and adjacent Dining Area are excellent features with oak flooring and open plan access back into the adjacent Family Room.



Inner Hallway

There is an Inner Hallway which gives access into the Kitchen and Dining Room, the Family Room and also into ground floor WC. There is a deep fitted storage cupboard with power and light.

Ground Floor WC

Fully tiled, comprising WC and wash-hand basin. Expelair fan.

Upper Level

Upstairs is accessed via a right hand turn stairway. The Upper Level Hall gives access to three Bedrooms, Family Bathroom and to the large hatch leading to the Attic Room.

Family Bathroom

3.50m by 2.00m (11'05" by 6'06")

A stylish Family Bathroom comprising WC, pedestal wash-hand basin, bath with mixer tap and double shower cabinet with electric shower. Attractive splashback tiled surrounds. Frosted double glazed window. Timber effect laminate flooring.

Bedroom 1

5.04m by 3.96m (16'06" by 13'00")

A large and bright fully fitted Bedroom with double glazed window to the front providing views towards Benarty Hill. The built-in units include wardrobe and fitted storage and dressing table. Traditional ceiling cornicing.

Bedroom 2

4.69m by 2.89m (15'04" by 9'06")

Another good sized double Bedroom with double glazed window overlooking the rear garden. Two fitted wardrobes/cupboards.

Bedroom 3

3.76m by 2.21m (12'04" by 7'03")

A third Bedroom with double glazed window to the front.

Loft Room

Large floored loft accessed via a Ramsay ladder and with scope to be utilised as a teenager's den/hobby room. This is an extensive area and is a good feature of the property. Scope may exist to further develop this area subject to planning consents.

Gardens

The property is set in extensive gardens. To the front there is a small enclosed garden. The rear garden is extensive with a large lawned section and incorporating a drying area, space for outdoor dining/barbecue areas etc. There is also a section of garden situated to the right hand side of the adjacent driveway.

Heating

The heating is supplied by gas central heating with radiators throughout.

Further Information

There are ample power points and TV and telephone points.

Extras

Fitted Floor coverings will be included in the sale price. Kitchen Appliances may be available by negotiation.



These particulars and measurements while believed to be correct are not guaranteed and prospective purchasers must satisfy themselves with regard to the same. Further particulars from and offers to Messrs Andersons LLP, Solicitors.

Offers

These should be in writing to Andersons LLP, 40 High Street, Kinross KY13 8AN.

Measurements

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.

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