

Andersons LLP

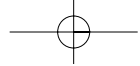
SOLICITORS AND ESTATE AGENTS



- Period Dwelling House
- Vestibule
- Hall
- Sitting Room
- Formal Dining Room
- Kitchen
- Sun Room / Conservatory
- 3 Bedrooms
- Bathroom
- Shower Room
- Enclosed Garden
- Parking
- Garage (Near by)
- Gas Central Heating
- Double Glazing

82 The Muirs, Kinross, KY13 8AY

Fixed Price £195,000



A charming period dwelling house deceptively spacious and exuding character with a host of period features and characteristics. The property comprises vestibule, hall, sitting room, formal dining room, kitchen, sun room/conservatory, 3 bedrooms, bathroom and shower room. Features include gas central heating, double glazing, parking area, garage (nearby) and an attractive enclosed "sun-trap" garden to the rear. Excellently appointed. Viewing highly recommended.

Location

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. 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. 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.

Details of Property

Entry

Entry is gained via storm doors to the front into the reception vestibule.

Reception Vestibule

The reception vestibule gives access in turn via a timber door with frosted glass panels into the ground level hall.

Hallway

Hallway giving access into the main ground level rooms and leading to the stairway to the upper level. Features include ceiling coving and traditional high skirtings. These and the stripped back timber finishes are a recurring feature throughout the property.

Sitting Room

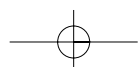
4.35m x 3.67m (14'3" x 12'0")

An impressive sitting room with double glazed bay window formation to the front. Ornate cornicing and ceiling rose. Focal point traditionally styled fireplace with living flame gas fire. Fitted wall lamps. Shelves alcove with storage below.

Formal Dining Room

3.48m x 3.76m (11'5" x 12'4")

Another attractive room which has double glazed windows looking to the rear. This room again has traditional cornicing and ceiling rose and a picture rail. Shelves alcove with storage below. Stripped timber flooring. Radiator cover.



Bathroom

2.66m x 1.56m (8'9" x 5'1")

Four steps lead down into the main bathroom. The bathroom again is traditionally styled with roll-top bath, WC and wash hand basin. Splash back tiling. Frosted glass window. Tiled flooring.

Kitchen (with additional utility recess)

2.86m x 2.34m (9'4" x 7'8")

The kitchen has fitted storage units at base and wall level and a gas hob with extractor over. There is also a fitted oven, stainless steel sink unit and drainer and plumbing for dishwasher. The kitchen also leads to a further storage recess and boiler cupboard. This recessed area has plumbing for automatic washing machine. Tiled flooring. Doorway into the conservatory/sun room.

Conservatory/Sun Room

3.34m x 3.83m (10'11" x 12'7")

An outstanding feature of this property is this large sun room/conservatory looking onto the enclosed rear garden. This is a good reception room which can be used as a breakfast or dining room or sunny sitting room. Tiled flooring. Doorway to garden. Fitted wall lighting.

Upper Level

Upstairs gives access to 3 bedrooms (one at half landing level) and a shower compartment.

Bedroom 3

2.50m x 2.45m (8'2" x 8'0")

This room has a double glazed window overlooking the rear gardens.

Bedroom 1

5.71m x 3.85m (18'8" x 12'7")

An attractive room with two fitted double wardrobes with mirrored doors. Storage in eaves space. Double glazed window to front. Ceiling coving.

Bedroom 2

3.50m x 3.76m (11'6" x 12'4")

Another double bedroom. This room overlooks the rear garden. Fitted drawer storage and space for freestanding furniture.

Shower

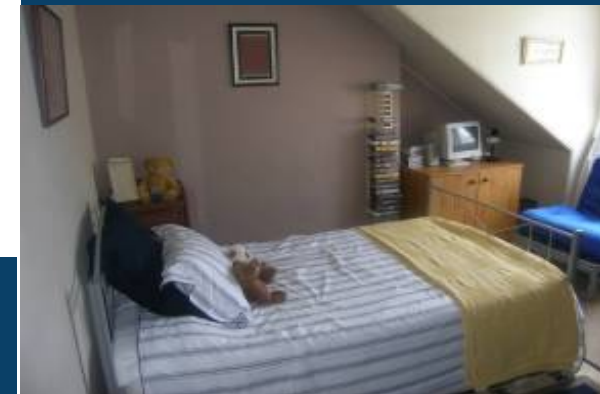
Located on the upper level there is a shower compartment comprising a shower cabinet with shower. Tiled flooring. Tiled surrounds. Towel Rail.

External

The property has a most attractive garden to the rear. The garden has been laid out with several patio areas softened by an array of flowering plants and shrubs. The garden has an oriental theme and is ideally designed to maximise its "sun trap" position for outdoor barbeques etc. There is also a small cellar.

Parking

Parking is provided both to the rear of the property (beside rear gate) and in a lock-up garage situated nearby. On-street parking to the front is generally available.



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

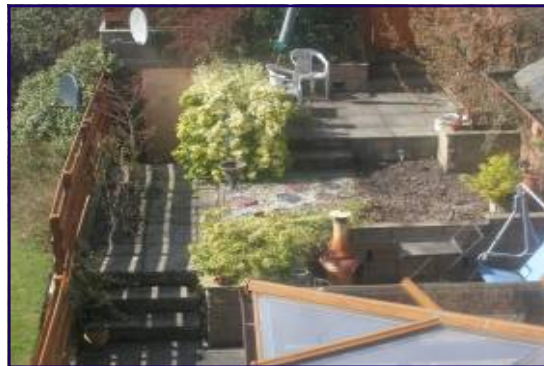
These should be in writing to our Kinross Office.

Measurements

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

Viewings

Viewings by appointment through Andersons LLP
01577 862 405



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