

Andersons LLP

SOLICITORS AND ESTATE AGENTS

- Ground Level Quarter Villa
- Spacious Accommodation
- Sitting Room
- Dining Kitchen
- Bathroom
- 2 Double Bedrooms
- Gardens to Front & Rear
- Gas Central Heating
- Double Glazing
- Off Street Parking

Offers Over £84,950

24 Montgomery Street, Kinross, KY13 8EB

A very spacious ground level quarter villa comprising sitting room, kitchen, bathroom and two good sized double bedrooms. Features include gas central heating and double glazing. There are substantial lawned gardens to front and rear. This property will provide an excellent first time buy and is also suitable for those seeking accommodation all on the ground level. Viewing is highly recommended.

KINROSS-SHIRE - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, banks and other facilities including medical centre. There is a 'Park and Ride' service to Edinburgh and good bus links to the other major towns and cities. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools including Dollar Academy are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports. Add to the mix a wide range of clubs and organisations and it quickly becomes clear why Kinross-Shire is a popular location for the young and not so young alike. For a more comprehensive list of available activities for all age groups see www.kinross.cc

Entry

Entry is gained via double glazed doorway into reception vestibule which has a door in turn leading into the hall.

Hallway

The hallway has doors into the main rooms and into a large walk-in cloaks cupboard.

Sitting Room

4.77m by 3.77m (15'7" by 12'4")

A large sitting room with double glazed windows to the front. This spacious room has a wall mounted gas fire and also houses the tank cupboard. Doorway through to dining kitchen.

Dining Kitchen

2.83m by 3.39m (9'3" by 11'1")

Attractive and spacious kitchen which would accommodate a breakfast bar or small breakfasting table. The kitchen has built in storage units extending to a breakfast bar. Space and plumbing for usual appliances and stainless steel sink unit and drainer. Double glazed window overlooks the rear garden and double glazed doorway gives direct access to the same. Further features include splash back tiled surrounds and a shelved storage cupboard which houses the electrics.

Bathroom

2.01m by 1.89m (6'7" by 6'2")

Bathroom comprising w.c, pedestal wash hand basin and bath. Frosted double glazed windows.

Bedroom 1

5.02m by 3.35m (16'5" by 11'0")

A large double bedroom with fitted double wardrobe and additional shelved cupboard. Double glazed window to the front.

Bedroom 2

4.38m by 2.89m (14'4" by 9'6")

A second double bedroom which has a double glazed window to the rear and fitted double wardrobe.

Grounds

The property has substantial garden areas to the front and rear. To the front they are predominantly lawned and to the rear there is a large enclosed lawned garden with garden shed.

Off Street Parking

There is space for off street parking to the front of the property.

Viewing

Viewing by appointment through Andersons LLP 01577 862405

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.