

# Andersons LLP

SOLICITORS AND ESTATE AGENTS

- Spacious Upper Villa
- Entrance Hallway
- Hallway
- Sitting Room
- Breakfasting Kitchen
- 2 Large Double Bedrooms
- Bathroom
- Large Loft Space
- Private Garden
- Communal Drying Green
- Gas Central Heating
- Double Glazing

**Offers Over £79,950**

**4 Montgomery Court, Kinross, KY13 8EA**

Well appointed spacious upper villa in a popular location. The property comprises, Entrance Hallway, Hallway, Sitting Room, a recently fitted breakfasting Kitchen, Bathroom and two large Double Bedrooms. Large floored loft space providing power and light and currently utilised as a study area with potential for development (although purchasers should satisfy themselves regarding the same). The property benefits from gas central heating from gas combi boiler and double glazing. There is a private garden area to the rear with a separate communal drying green.

#### **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. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. 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](http://www.kinross.cc)

#### **Entry**

Entry is gained via double glazed doorway into a carpeted entrance level hall with stairway up to the upper hall. Useful Storage cupboard containing newly fitted Worcester condensing combi boiler.

#### **Hallway**

3.37m by 2.44m (11' by 8')

Brightly presented hall with doors into the main rooms. Hatch to loft space. Large storage cupboard. Ceiling coving.

#### **Sitting Room**

4.98m by 3.29m (16'04" by 10'9")

Well presented spacious sitting room. Double glazed window formation overlooking the rear garden. Features include display shelving, ceiling coving and large storage cupboard. This room could easily incorporate sitting and dining area.

#### **Kitchen**

3.03m by 2.89m (9'11" by 9'06")

Recently fitted Kitchen with a number of base and wall mounted units. Integrated gas hob, electric oven and cooker hood. Window to rear. Ample space for breakfasting table and chairs. Vinyl Floor covering.

#### **Bathroom**

1.94m by 1.64m (6'04" by 5'04")

White suite comprising W.C, wash hand basin and bath with recently fitted Mira Shower above. Full tiling to shower and wash hand basin area. Frosted window to front.

#### **Bedroom 1**

4.09m by 3.02m (9'10" by 13'05")

Good sized double bedroom with fitted wardrobes. Window to rear. Useful deep storage cupboard. Ceiling coving.

#### **Bedroom 2**

3.35m by 3.02m (10'11" by 9'11")

Second double bedroom with window to front. Ceiling coving.

#### **Loft Space**

The property has a substantial loft area which could provide scope for additional accommodation subject to usual planning consents. In any event it provides an excellent area for storage and hobby room or similar.

#### **Garden**

There is a private fully enclosed garden to the rear of the property. Fully paved with a timber shed and stone coal shed. There is also a communal drying green with allocated hanging sections.

#### **Heating**

The property benefits from gas central heating via a newly installed Worcester condensing combi boiler with radiators throughout the property.

#### **Extras to be included in the sales price.**

All fitted floor coverings, integrated appliances in the Kitchen and all white goods. Fitted wardrobe in bedroom 1 and wardrobe in bedroom 2.

#### **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.



*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.*