

# Andersons LLP

SOLICITORS AND ESTATE AGENTS



- Excellently Appointed
- Very Spacious
- First Floor Apartment
- Sitting Room
- Kitchen
- Formal Dining Room
- 2 Bedrooms
- Bathroom
- Traditional Features Throughout
- Gas Central Heating
- Viewing Highly Recommended

**Offers Over £105,000**

**111 High Street, Kinross, KY13 8AQ**

A very spacious and excellently appointed apartment dwelling house in a central location. This is a traditional property of great character which comprises sitting room, kitchen, formal dining room, two double bedrooms and bathroom. The accommodation could be adapted to provide a 3rd bedroom. Additional features include gas central heating and traditional fireplaces and other traditional features including cornicing. Viewing will be required to appreciate both the standard and space of this accommodation and 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](http://www.kinross.cc)

#### **Entry**

Entry is gained at the ground level (green door lower bell). The stairway is shared with one other apartment and entry level is on the first floor.

#### **Hallway**

3.81m by 1.22m (12'6" by 4'0")

A large reception hallway with doors to main rooms.

#### **Sitting Room**

4.98m by 4.42m (16'4" by 14'6")

An excellently appointed room with two large windows each with fitted working hardwood shutters. A feature of this excellent room is the open fire with an ornate fire place with hardwood mantle and cast iron inlay and tiled hearth.

#### **Dining Room**

3.56m by 4.24m (11'8" by 13'11")

An excellent formal dining area which would be suitable for other uses if required. This room could also be used as a possible sitting room allowing the sitting room to provide a 3rd bedroom. Again the dining room has an ornate fire place with hardwood mantle, cast iron hearth and inlay. Window to the front.

#### **Kitchen**

4.50m by 3.15m (14'9" by 10'4")

A recently fitted kitchen. The kitchen has attractive base and wall units with marble worktops and breakfast bar, sink unit, slimline fridge, stove, fan assisted electric oven and gas hob with extractor fan over. Additionally there is also a storage cupboard which has the central heating controls. The kitchen also has a hatch to the attic space.

#### **Bathroom**

Again recently fitted the bathroom comprises corner bath with electric shower over, WC and wash hand basin. Other features include a heated towel rail, split level floor, fitted wall mirror and extractor fan.

#### **Bedroom 1**

4.57m by 2.90m (15'0" by 9'6")

A large double bedroom with the window again having shutters. This room has a traditional fireplace.

#### **Bedroom 2**

4.27m by 3.28m (14'0" by 10'9")

Again a large double bedroom with a shelved wall cupboard.

#### **Extras**

Any fitted floor coverings will be included in the sale price.

#### **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.*