Andersons LLP

SOLICITORS AND ESTATE AGENTS

- Traditional Period Property
- Mid Terraced Dwelling
- Over Three Levels
- Sitting Room
- Dining Room
- Breakfast Room/TV Room
- Kitchen
- Bathroom
- 3 Bedrooms
- Gas Central Heating
- Predominantly Double Glazed
- Attractive Rear Garden
- Small Courtyard & Outbuilding
- Traditional Features

Offers Over £139,950

193 High Street, Kinross, KY13 8DB

A traditional period property, this terraced dwelling has rooms on three levels offering spacious accommodation. The property comprises sitting room, dining room, breakfast/tv room, kitchen, bathroom and three bedrooms. The property benefits from gas central heating and is predominantly double glazed. There is an attractive enclosed garden area to the rear and a small courtyard area with outbuilding. The property benefits from the traditional features and characteristics synonymous with a property of this age. 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 from a timber door to the front into the reception hallway.

Hallway

3.59m by 1.62m (11'9" by 5'3")

A large brightly presented hallway which has a fitted storage cupboard. There is a panelled door through to breakfast/tv room.

Breakfast/Tv Room

3.67m by 2.74m (12'0" by 8'11")

Situated on the ground level this room has a double glazed window to the rear and has doors through to the stairway to the upper levels and a door to the kitchen.

Kitchen

4.77m by 2.06m (15'8" by 6'9)

A galley kitchen situated on the ground level with windows to the rear. The kitchen is fitted with attractive storage units at base and wall levels, ceramic/ halogen hob with extractor over, a fitted double oven, stainless steel sink unit and drainer and plumbing and spaces for other appliances. Attractive tiled surrounds. Tiled flooring. Door to the rear.

Staircase to upper level

Access is given to the upper level via a right hand turn stairway which has a window at landing level. The landing at this first floor level gives access to the bathroom, bedroom 1 and also into the sitting room and dining room.

Sitting Room

4.71m by 3.98m (15'5" by 13'0")

An excellently appointed sitting room with double glazed windows to the front. Display alcove. Ceiling coving. Open plan access to the dining room.

Dining Room
3.13m by 2.89m (10'3" by 9'6")
Open plan to the sitting room this is a formal dining area with double glazed window to the rear. Display alcove.

Bedroom 1
3.02m by 3.79m (9'11" by 12'5")
Good sized double bedroom with double glazed window to the front. Ample space for free standing furniture.

Bathroom
3.04m by 2.16m (9'11" by 7'1")
Well appointed bathroom with w.c, built-in wash hand basin, shower cabinet and traditionally styled rolltop bath with spray attachment. Splash back tiling. Heated towel rail.

Upper Level
A further right hand turn stairway gives access to the top level. The top level gives access to two further bedrooms and large built-in storage cupboard. There is also a hatch to the loft space.

Bedroom 2
4.90m by 2.91m (16'1" by 9'6")
A good sized double bedroom with double glazed windows to the rear. This room has ample space for free standing furniture.

Bedroom 3
5.01m by 3.02m (16'5" by 9'11")
Another good sized bedroom which is currently utilised as a office/study area. This room has double glazed windows to the rear looking towards to the garden.

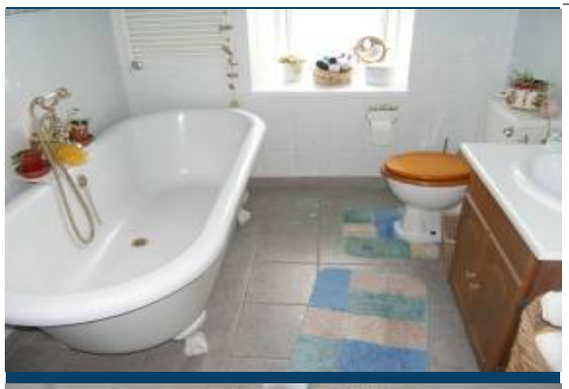
Heating
Heating is supplied by gas central heating with radiators throughout the property.

Garden and outhouse
The property has a courtyard area immediately to the rear of the house and with a pathway leading to a good sized mature garden with entrance gate. The garden is stocked with an array of flowering plants and shrubs, several trees and incorporates a drying area and space for outdoor sitting areas, barbecue sections etc. There is also an outhouse attached to the property ideal for storing garden tools, outdoor furniture etc.

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.

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Andersons LLP is a limited liability partnership (No. 300983)
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