

Andersons LLP

SOLICITORS AND ESTATE AGENTS

- Well Appointed
- Recently Renovated
- Top Storey Flat
- Centrally Located
- Hallway
- Storage Recess
- Sitting Room
- Newly Fitted Kitchen
- Bathroom
- Three Bedrooms
- Traditional Fireplaces
- Contemporary Features
- Electric Storage Heaters
- Predominantly Double Glazed

Offers Over £110,000

127 High Street, Kinross, KY13 8AQ

A well appointed and recently renovated top storey flat in a central location. The property comprises hallway, storage recess, sitting room, newly fitted kitchen, bathroom and three bedrooms. Features include traditional fireplaces and contemporary styling including the new kitchen and concealed ceiling spotlighting. The property benefits from being predominantly double glazed and has electric white meter storage heating. Viewing 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 it's 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 it's country walks and the Loch Leven Path has been an excellent initiative popular with walkers and cyclists alike. Add to the mix numerous golf courses, several tennis courts, fishing facilities, gliding, paragliding, ballooning, aerobic and other fitness centres, several swimming pools, gymnasiums and a curling rink and it becomes clear why Kinross-Shire is a popular location for the young and not so young alike.

Sitting Room

5.09m by 3.25m (16'8" by 10'7")

An attractively presented room with double glazed window to the side. Focal point traditional fireplace. Doors into the kitchen and bathroom. Laminate flooring.

Kitchen

2.95m by 3.32m (9'8" by 10'10")

An excellently appointed kitchen which has been newly fitted. Attractive storage units at base and wall levels, stainless steel sink unit and drainer, fitted electric hob with extractor over, integrated electric oven and space and plumbing for other appliances. Chrome towel rail. Storage cupboard. Fitted breakfast bar. Marble effect worktop surfaces and co-ordinated tiling. An excellent feature of the property.

Bathroom

2.96m by 2.55m (9'8" by 8'4")

An attractive and spacious bathroom comprising WC, traditionally styled wash hand basin and bath with electric shower over. Chrome towel rail. Double glazed window. Hatch to loft space.

Bedroom 1

4.75m by 3.64m (15'6" by 11'11")

Another attractive room with double glazed window to rear. Again with a focal point fireplace. Concealed ceiling spotlighting. Window seat. Timber effect laminate flooring.

Bedroom 2

3.28m by 3.17m (10'9" by 10'4")

Double glazed skylight window. Electric panel heater.

Bedroom 3

3.16m by 2.19m (10'4" by 7'2")

Electric panel heater. Double glazed window.

Heating

Heating is supplied by white meter storage heaters backed up by electric panel heaters.

Glazing

The property is double glazed throughout with the exception of the storage cupboard which has a single glazed skylight.

Loft

The property has a good sized loft area ideal for providing additional storage.

Viewing

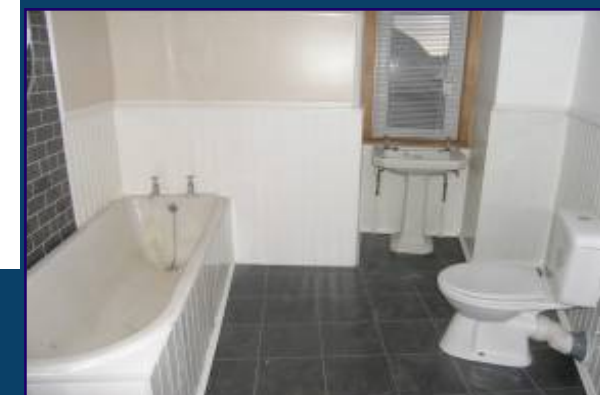
Viewing by appointment through Andersons LLP 01577 862405

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.