

Andersons LLP

SOLICITORS AND ESTATE AGENTS



- Well Appointed First Floor Flat
- Much Sought After Location
- Sitting Room
- Kitchen
- Two Bedrooms
- Recently Fitted Bathroom
- Easily Maintained Garden
- Gas Central Heating
- Double Glazing
- Viewing Highly Recommended

25 Sunnypark, Kinross, KY13 8BX

Fixed Price £82,000

A well appointed first floor flat in a much sought after and quiet residential location. The property is well appointed throughout with double glazing, gas central heating and recently fitted bathroom. The accommodation comprises sitting room, kitchen, two bedrooms and bathroom. There is also an easily maintained good sized garden area to the rear. Viewing of this property is highly recommended and can be organised by contacting the selling agents.

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 doorway at ground level to an internal stair which is shared with one other apartment. The main entrance door is at the top of the stair on the left hand side.

Hallway

Entry is gained into the hallway via a timber doorway. The hallway in turn gives access to all main rooms.

Sitting Room

4.18m by 3.59m (13'8" by 11'9")

An attractively presented room with double glazed window to the front providing attractive aspects to the adjacent woodland. Other features include focal point brick fireplace with space for ornamental fire. Shelved display alcove. Folding door into the kitchen.

Kitchen

2.12m by 1.94m (6'11" by 6'4")

A compact kitchen area fitted with storage units at base and wall levels, worktop surfaces, 1 1/2 bowl sink unit and drainer, four burner gas hob and electric oven. There is space and plumbing for an automatic washing machine. Double glazed window to front. Spot lighting.



Bedroom 1

3.02m by 3.63m (9'11" by 11'11")

Again an attractively presented room, this double bedroom has a double glazed window overlooking the garden to the rear. There is also a fitted triple wardrobe with a centre mirrored doorway.

Bedroom 2

3.11m by 1.88m (10'2" by 6'2")

A single bedroom with double glazed window to the rear.

Bathroom

2.04m by 1.39m (6'8" by 4'6")

A bathroom with recently fitted suite. The suite comprises WC, pedestal wash hand basin and bath with electric shower over. Features include attractive colour co-ordinated tiled surrounds, heated towel rail, fitted bathroom cabinet and shaver point.

Gardens and cellars

The property has an attractive garden to the rear. The garden is laid to gravel for low maintenance. This would provide a fine sitting area and it is also child friendly. To one end of the property there is also a communal area of garden with drying area. At the other gable end there are two outbuilding cellars. The smaller one belongs to this property with the large one being communal with the other three properties.

Parking

On street parking is generally available, with other off-street parking areas available nearby.

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.

Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405

F: 01577 862829

E: mail@andersons-kinross.co.uk
property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

Campbell C. Watson LL.B N.P

Lorna E. Miller LL.B DIP L.P N.P

Property Manager

John J Kenny

Andersons LLP is a limited liability partnership (No. 300983)
having their registered office at 40 High Street, Kinross KY13 8AN

