

- Exciting Development Opportunity
- Town Centre Dwelling
- Planning Permission To Form Two Bedroom Flat
- Further Scope to Develop Attic Space
- Viewing Highly Recommended

Offers Over £49,500

Development Opportunity, 86 High Street, Kinross, KY13 8AJ



An exciting and rare opportunity to purchase a town centre dwelling with scope and permission to easily form a two bedroomed flat. Planning exists to convert this former shop storage area which will have its own private entrance at ground level. The accommodation would comprise; sitting room, kitchen area and two bedrooms on the upper level with a shower room at ground level. The property also benefits from floored attic. 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

Viewing

Viewing by appointment through Andersons LLP
01577 862405

Offers

These should be in writing to our Kinross Office.