

Andersons^{LLP}

SOLICITORS AND ESTATE AGENTS

- Substantial Upper Level Quarter Villa
- Would Benefit From Some Modernisation
- Hallway
- Sitting Room
- Dining Kitchen
- 2 Double Bedrooms
- Shower Room
- Extensive Garden To The Rear
- Timber Garage

Fixed Price £65,000

36 Montgomery Street, Kinross, KY13 8EB

A substantial upper level quarter villa. The property is predominantly double glazed and has a substantial garden area to the rear with timber garage. The property would benefit from some modernisation which is reflected in the asking price.

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 at ground level via double glazed doorway into the ground level hall which gives immediate access to the stairs the same.

Hallway

The hallway has doors into the main rooms. Hatched loft space. Fitted storage cupboard.

Sitting Room

5.07m by 3.82m (16'7" by 12'6")

A large sitting room with double glazed windows to the front. White meter heater. Doorway through to kitchen.

Dining Kitchen

3.03m by 3.28m (9'11" by 10'9")

Spacious kitchen which would also accommodate dining table. There are some fitted units and stainless steel sink and drainer. Double glazed window overlooking the rear garden. Fitted storage cupboard which houses the electrics.

Bathroom

2.14m by 1.98m (7'0" by 6'5")

The bathroom has been converted to provide a shower room. Now comprising w.c, pedestal wash hand basin and double shower cabinet with electric shower (adapted for disabled use). Frosted double glazed window.

Bedroom 1

4.93m by 3.55m (16'2" by 11'7")

A large double bedroom with double glazed windows to front. White meter storage heater. Fitted wardrobe and additional cupboard.

Bedroom 2

4.41m by 2.98m (14'5" by 9'9")

A second double bedroom which has a double glazed window to the rear and fitted wardrobes.

Grounds

The property has extensive garden areas to the rear which has extensive lawns, space for drying area etc. Timber garage.

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.