

21 Curate Wynd, Kinross



Law Location Life

21 | Curate Wynd | Kinross

Traditional Ground Floor Apartment, situated in a quiet residential location close to all town centre amenities. Perfect for First Time Buyers or Buy To Let Investors, the property would benefit from some cosmetic upgrading, but provides well-proportioned accommodation.

The accommodation comprises; Entrance Hallway, Sitting Room, Dining Kitchen, Utility Hall, Bedroom and Shower Room.

Externally there is a generous and attractive shared garden to the rear, small enclosed garden to the front and ample on parking nearby.

Viewing is strictly by appointment only.





Accommodation

Entrance Hallway

Entry is gained from the front into the entrance hallway. There are door providing access to the sitting room and bedroom and carpeted flooring.

Sitting Room

A well-proportioned reception room with features including a fireplace and shelved Edinburgh Press. There is a window to the front, carpeted flooring and door to the dining kitchen.

Dining Kitchen

The dining kitchen is fitted with storage units at base and wall levels, with worktops, splash back tiling and Belfast sink. Fitted appliances include oven, gas hob and extractor fan. There is vinyl flooring, window to the rear and spaces for all other appliances. A door provides access into the rear utility hallway.

Utility Hall

This room could be used in a number of ways. Currently, there is plumbing for an automatic washing machine and space for other appliances, a window and door to the rear, door into the shower room and a door providing access into the bedroom.

Shower Room

The tiled shower room comprises; w.c, wall hung wash hand basin and shower cabinet. There is a window to the rear.

Bedroom

Double bedroom which has a window to the front, carpeted flooring and large walk-in wardrobe/storage cupboard.

Gardens

There is a sizable attractive shared garden to the rear of the property. The property also has a small enclosed garden to the front, with gated access to the side into the communal garden.

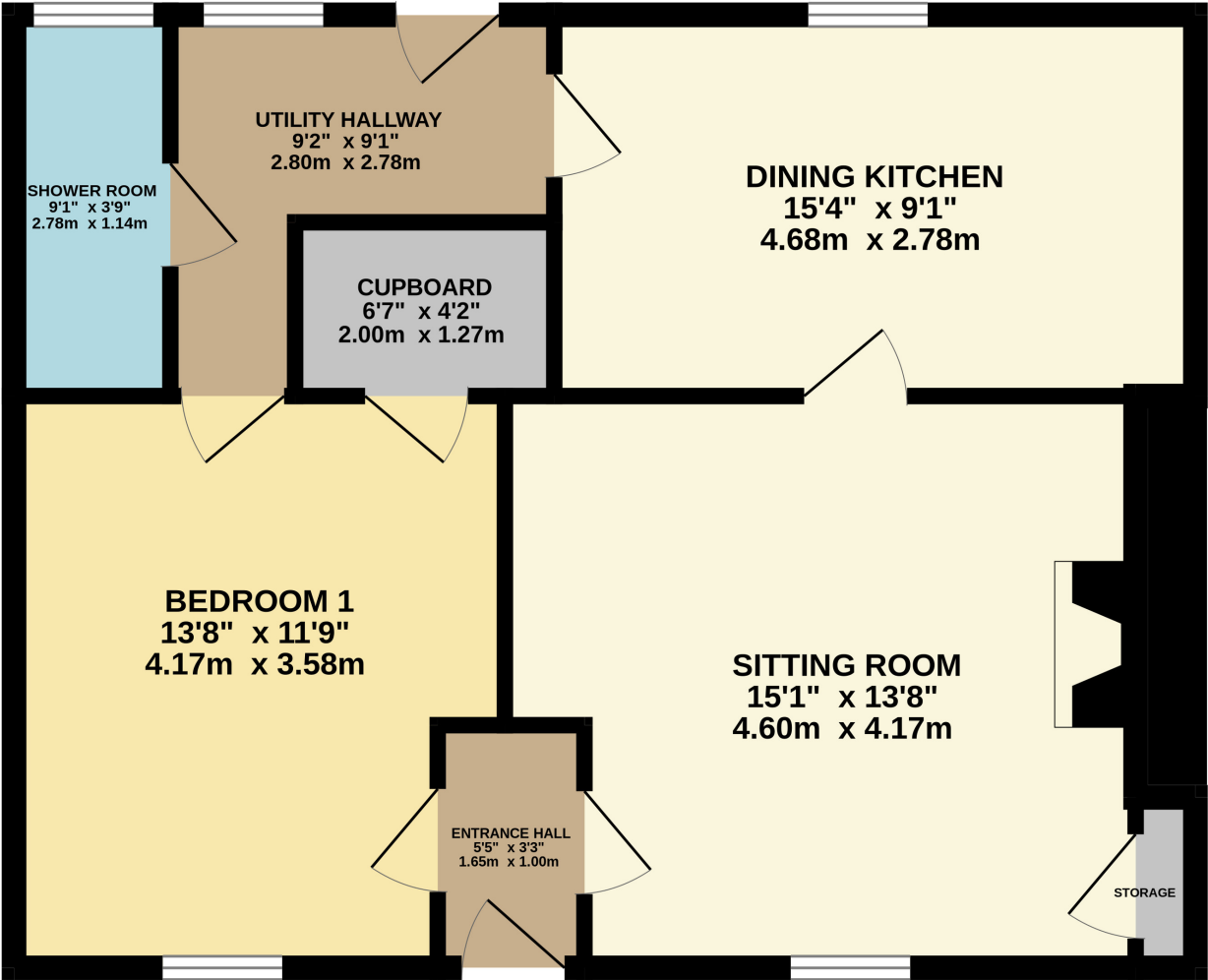
Parking

There is a car park within 50 yards of the property.

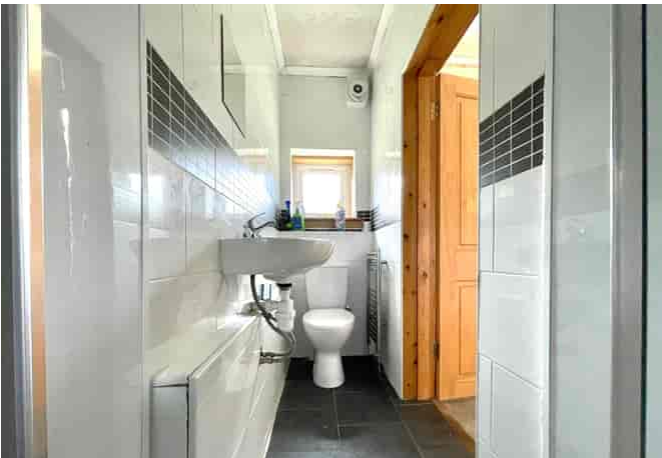
Heating

Heating is by gas central heating with radiators throughout.

GROUND FLOOR



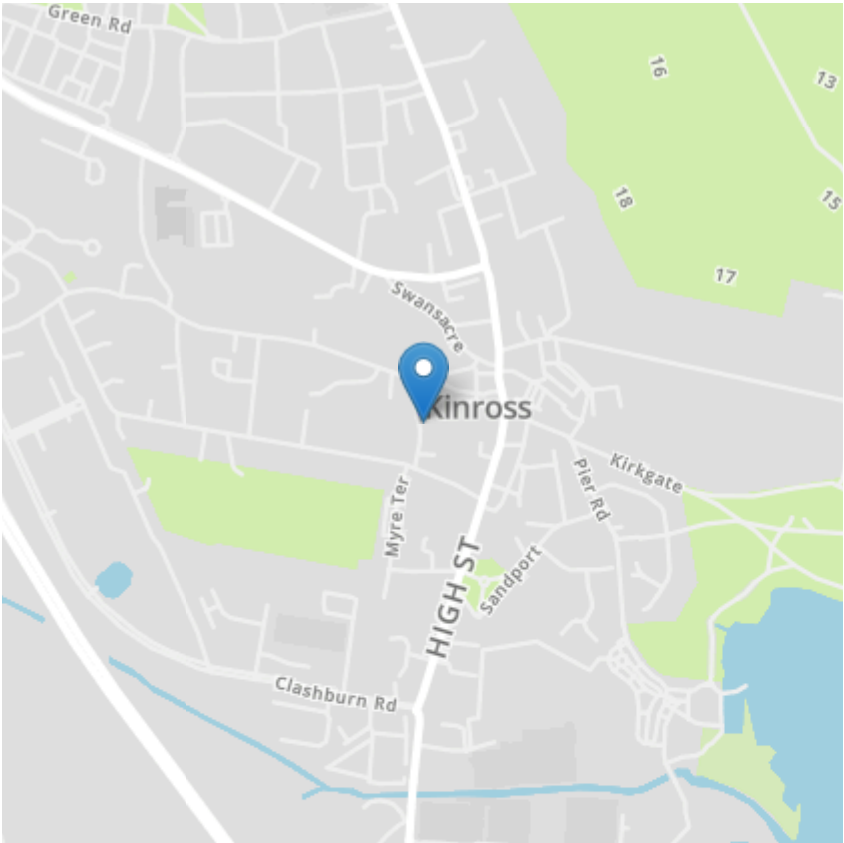
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CURATE WYND, KINROSS - A BETTER PLACE TO LIVE

The highly sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



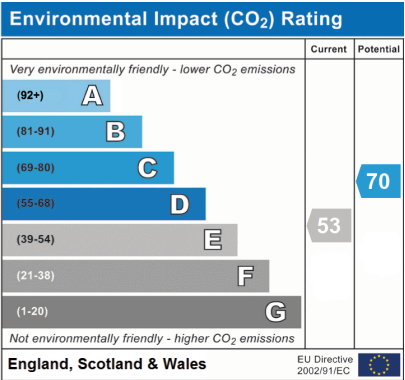
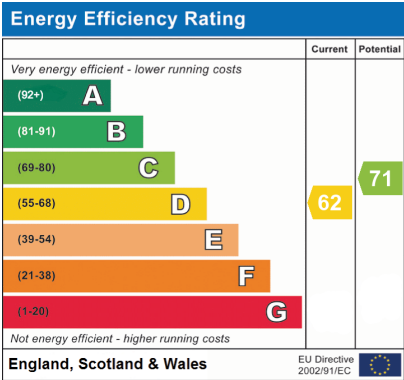
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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.



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