

13 Curate Wynd, Kinross



Law Location Life

13 | Curate Wynd | Kinross

Built in 1910, this First Floor Apartment is situated in a quiet location, close to Kinross High Street and offers spacious accommodation which may be ideal for First Time Buyers or Buy to Let Investors.

The accommodation comprises; Entrance Hallway, Sitting Room, Kitchen, Inner Hallway, 2 Double Bedrooms and Bathroom.

Additionally the property further benefits from an enclosed shared rear garden, gas central heating and ample on street parking nearby.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the rear, via an external staircase into the entrance hallway. There is vinyl flooring, hatch to the attic space and doors providing access to the sitting room and master bedroom.

Sitting Room

A good sized reception room with feature brick and oak beam fireplace, alcove with shelving, window to the rear, vinyl flooring and doors providing access to the kitchen and inner hallway.

Kitchen

The kitchen has modern storage units at base and wall levels, worktops, splash back tiling, breakfast bar with seating for 2 and stainless steel sink and drainer. Fitted appliances include gas hob, oven and extractor fan. Additionally there is space and plumbing for a washing machine, dishwasher, fridge, freezer, window to the front and vinyl flooring.

Master Bedroom

Accessed via the entrance hallway, this large master bedroom has carpeted flooring and window to the rear.

Inner Hallway

The inner hallway has vinyl flooring and provides access to bedroom 2 and the bathroom.

Bedroom 2

Another good sized double bedroom with window to the front and wood flooring.

Bathroom

The bathroom comprises; pedestal wash hand basin, wc, bath with 'Mira Sport' shower over, chrome towel radiator, tiling, window to the front and vinyl flooring.

Gardens

The property benefits from an enclosed shared gardens to the rear, with large lawn area, patio and well stocked borders.

Heating

Gas central heating.

Parking

There is ample on street parking available nearby.

GROUND FLOOR

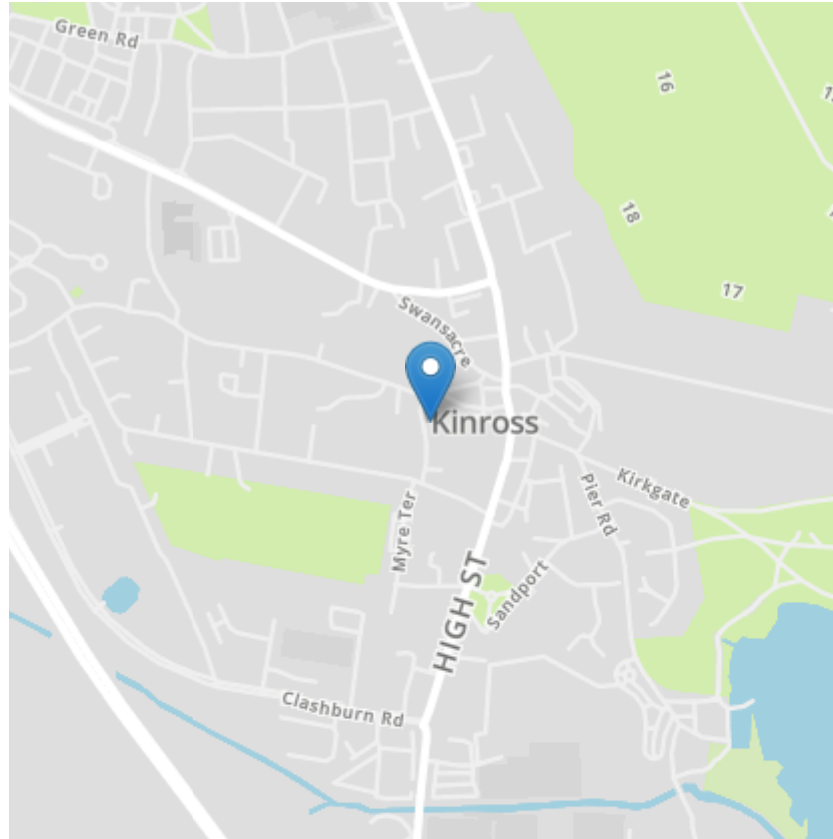






CURATE WYND, KINROSS - A BETTER PLACE TO LIVE

The 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	77	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.

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

