

5 Mcbain Place, Kinross



Law Location Life

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Delightful Semi Detached Bungalow, set in attractive gardens and located in a highly popular residential area, close to all Kinross's amenities and schools.

The well presented accommodation comprises; Entrance Hallway, Sitting Room, Kitchen, Master Bedroom, Bedroom 2 and Shower Room.

Externally the property further benefits from gardens to the front and rear, detached garage and large mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Access is from the side into a carpeted entrance hallway. There are doors to the sitting room, 2 double bedrooms, shower room, large storage cupboard and a hatch to the attic space.

Sitting Room

A spacious reception room with large window to the rear, overlooking the garden. There is a timber fireplace with gas coal effect fire, carpeted flooring and sliding door to the kitchen.

Kitchen

The kitchen has modern storage units at base and wall level, with worktops, splash back tiling and stainless steel sink and drainer. Fitted appliances include oven, gas hob, fridge, freezer and washing machine. There are windows to the side and rear, door into the garden and tiled flooring.

Master Bedroom

A double bedroom with carpeted flooring, window to the front and door to a walk in wardrobe.

Bedroom 2

A further double bedroom with fitted wardrobe with bifold doors, window to the front and carpeted flooring.

Shower Room

The tiled shower room comprises; corner shower, wc, pedestal wash hand basin and towel radiator. There is a window to the side.

Gardens

There are attractive gardens to the front and rear. The South facing rear garden has a lawn area, mono block patio, a timber shed and an array of plants and trees. The front garden is low maintenance with chipped area and shrub borders.

Garage

There is a single detached garage to the rear with up and over door to the front.

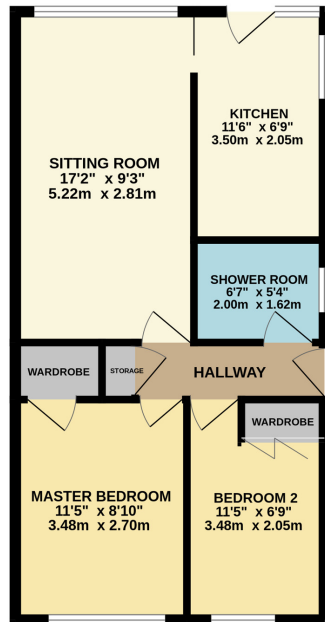
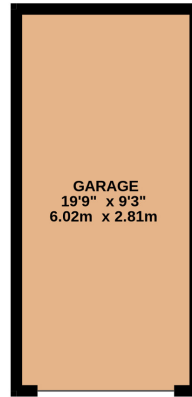
Driveway

There is a large mono block driveway to the side of the property, which can accommodate 3/4 vehicles.

Heating

Gas central heating.

GROUND FLOOR

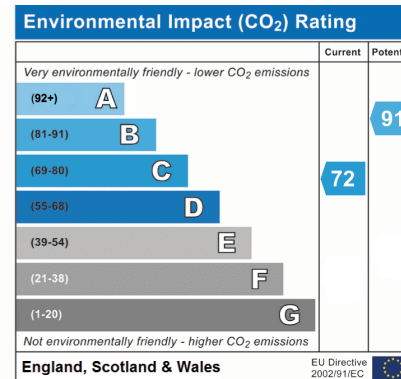
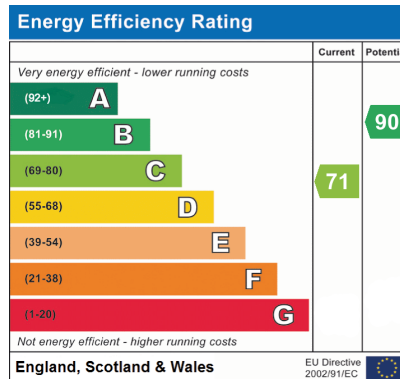
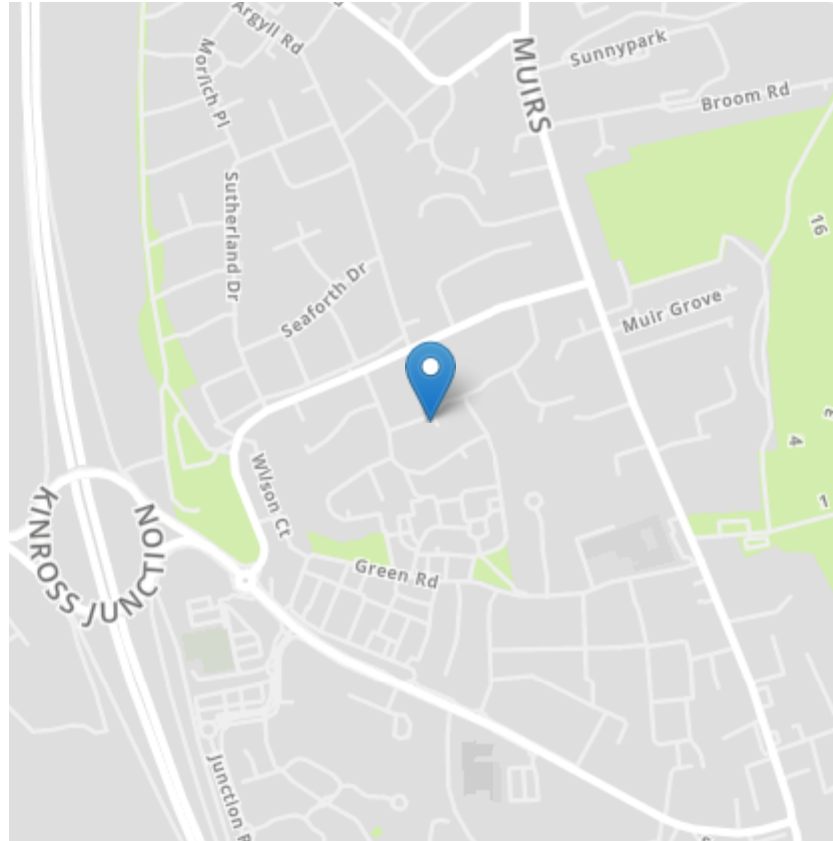






MCBAIN PLACE, KINROSS - A BETTER PLACE TO LIVE

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.

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

