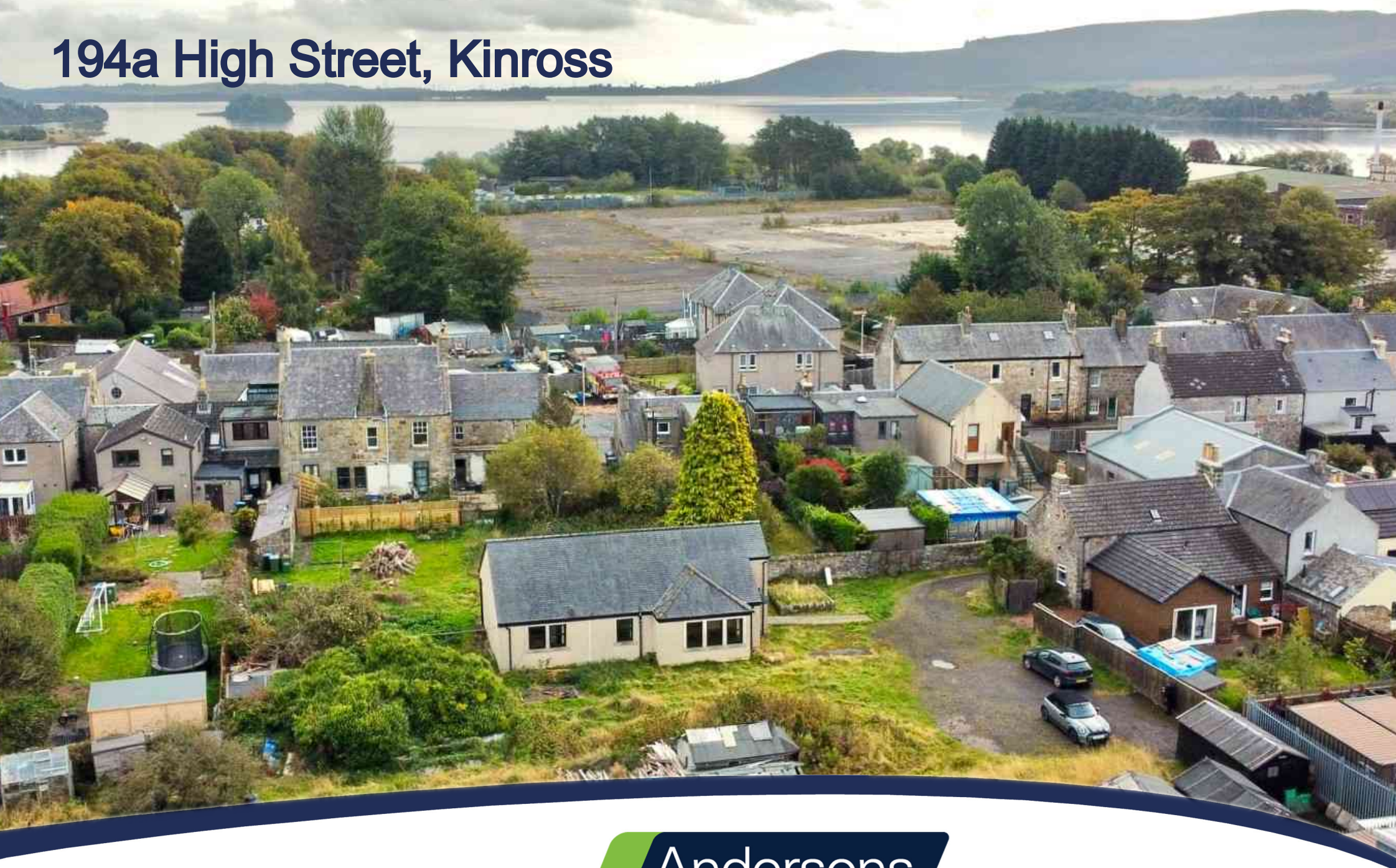


# 194a High Street, Kinross



Law Location Life



# 194a | High Street | Kinross

An Exciting opportunity to Acquire this 3 Bedroom Detached Bungalow, built in 2010 and set in just over half an acre of grounds, quietly tucked away in the heart of Kinross Town Centre.

With huge potential for development or extension (subject to planning), this spacious property offers peaceful, single-storey living just moments from local shops, cafes, schools, and excellent transport links.

The accommodation comprises; Entrance Vestibule, Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Inner Hallway, Master Bedroom (En Suite Shower Room), 2 further Double Bedrooms and Family Bathroom.

Externally the property benefits from substantial garden grounds.

Viewing is highly recommended and is strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule, which in turn provides access into the open plan kitchen/dining room.

Open Plan Kitchen/Dining Room

The kitchen has storage units at base and wall levels, worktops, splash back tiling, kitchen peninsula with additional storage and stainless steel sink and drainer. There is a fitted double oven, gas hob and integrated fridge/freezer, with space and plumbing for additional appliances. There is a door and two windows to the side and open access into the dining room area. The dining area has ample space for a large dining table and windows to the side and front.

Sitting Room

A large reception room with windows to the front and sides, overlooking the garden grounds.

Inner Hallway

A door from the open plan kitchen/dining room provides access into the inner hallway. There are doors to 3 bedrooms, family bathroom, 2 storage cupboards and hatch to the attic space.

Master Bedroom

The master bedroom has a window to the side, fitted wardrobe and door to the en suite shower room.

En Suite Shower Room

The en suite shower room has part tiled walls and comprises; wc, pedestal wash hand basin, shower cubicle, chrome towel radiator and window to the side.

Bedroom 2

A double bedroom with 2 fitted wardrobes and windows to the side, overlooking the garden grounds.

Bedroom 3

A third double bedroom with fitted wardrobe and window to the side.

Family Bathroom

The family bathroom has part tiled walls and comprises; bath, wc, wash hand basin, chrome towel radiator and window to the side.

Gardens & Parking

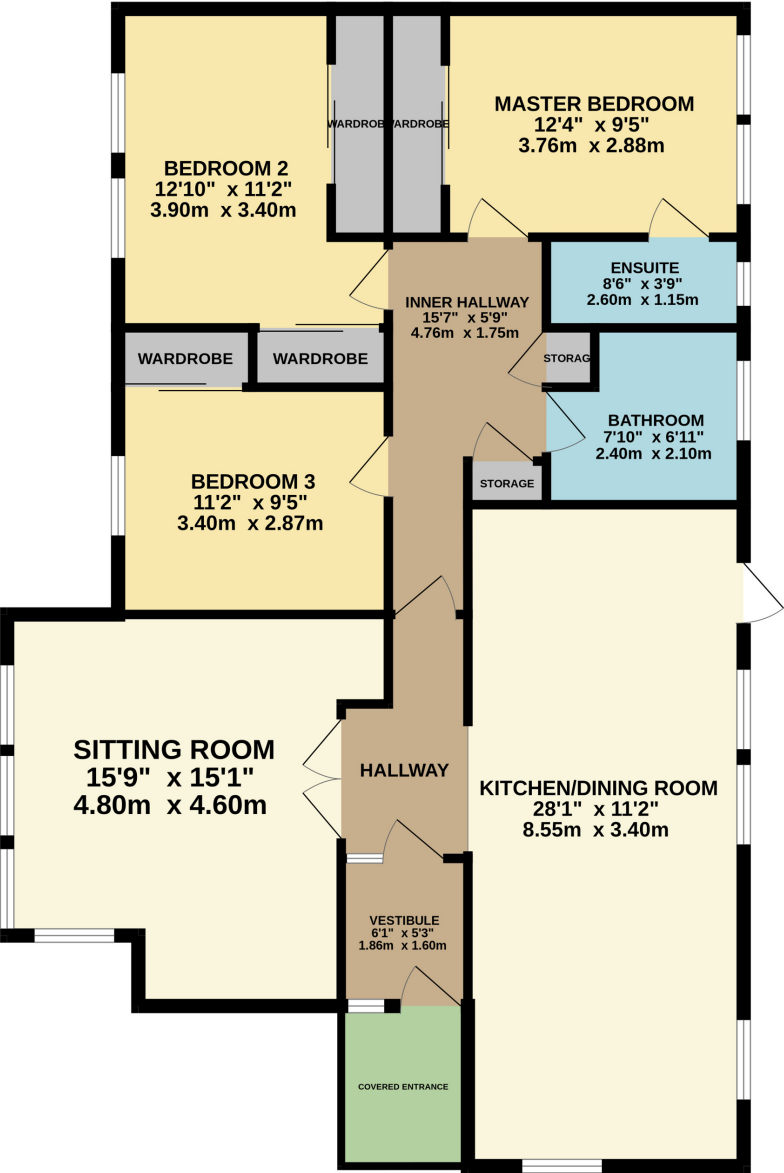
The property is set in extensive grounds to the front, sides and rear. Partially used as an allotment, there are also a number of timber sheds. There is a parking area to the front of the property.

Heating

Gas central heating with underfloor heating.



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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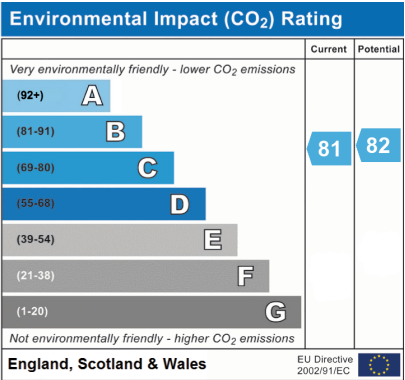
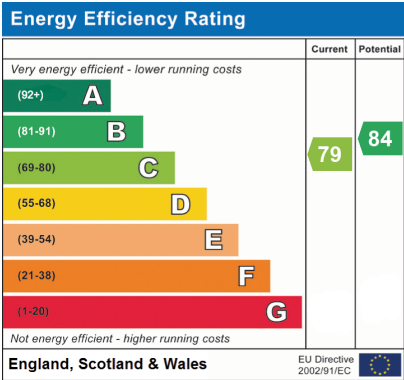
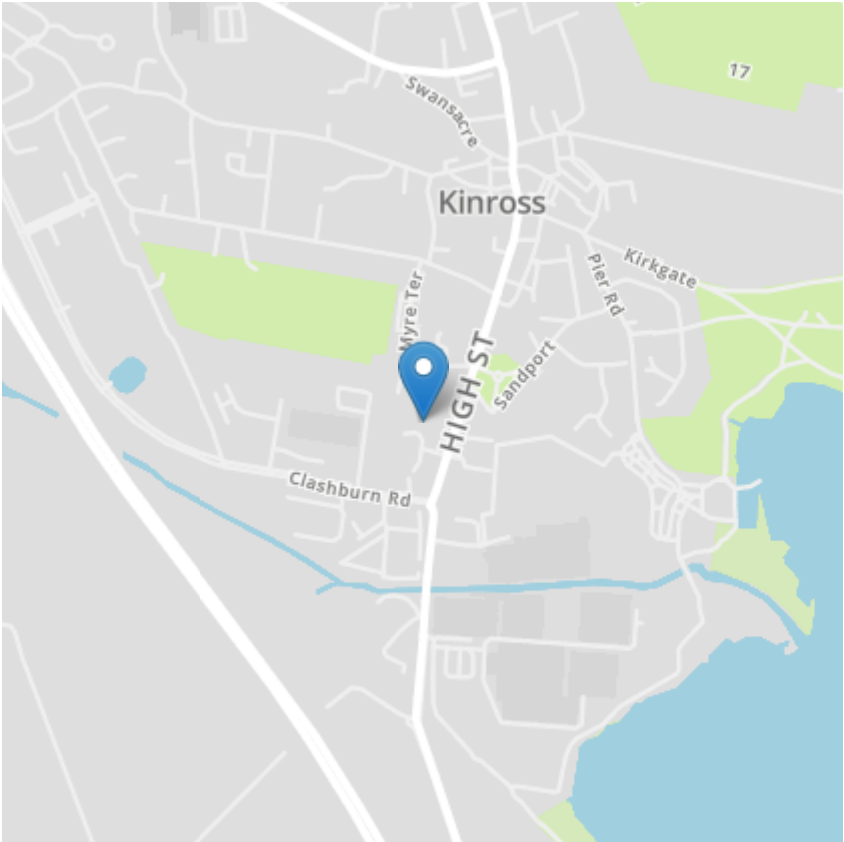






# HIGH STREET, KINROSS - A BETTER PLACE TO LIVE

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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Partners  
John Wellburn LL.B DIP L.P N.P  
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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

