

# 11 St Marys Place, Kinross



Law Location Life



# 11 | St Marys Place | Kinross

Extended Semi Detached Bungalow, situated in a sought after residential location, close to all local amenities. The property requires some renovation, but offers great sized, flexible accommodation and has ramped entrances to the side and rear, making it wheelchair friendly.

The property comprises; Reception Hallway, Sitting Room, Open Plan Kitchen/Dining Room, 2 double bedrooms and Wet Room.

Externally the property benefits from a South facing enclosed rear garden, front garden, single garage and long mono block driveway.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Reception Hallway

Entry is from the side into the reception hallway. There is carpeted flooring and doors providing access to the sitting room, 2 bedrooms, shower room, storage cupboard and the hatch to the attic space.

### Sitting Room

A great sized reception room with carpeted flooring, window to the rear and door to the open plan kitchen and dining room.

### Open Plan Kitchen & Dining Room

The kitchen has storage units at base and wall levels, tiling, worktops and stainless steel sink and drainer. There are spaces for appliances, two small windows to the side, wood tiled flooring and open access into the extended dining room. The dining room has doors to sides, providing access to the rear garden and driveway, windows to the rear and side and wood tiled flooring.

### Master Bedroom

A double bedroom with carpeted flooring, window to the front and walk in wardrobe with fitted rail and shelving.

### Bedroom 2

A double bedroom with window to the front and carpeted flooring.

### Wet Room

The wet room comprises; wc, wall hung wash hand basin, towel radiator and walk in 'Mira Advance' shower. There is a window to the side.

### Gardens

The rear garden is fully enclosed and South facing, it is low maintenance, being mainly mono blocked with patio area, brick raised planters and some plant and shrub borders. There is a door to the rear of the garage. The front garden again is low maintenance and is chipped with some shrubs.

### Garage & Driveway

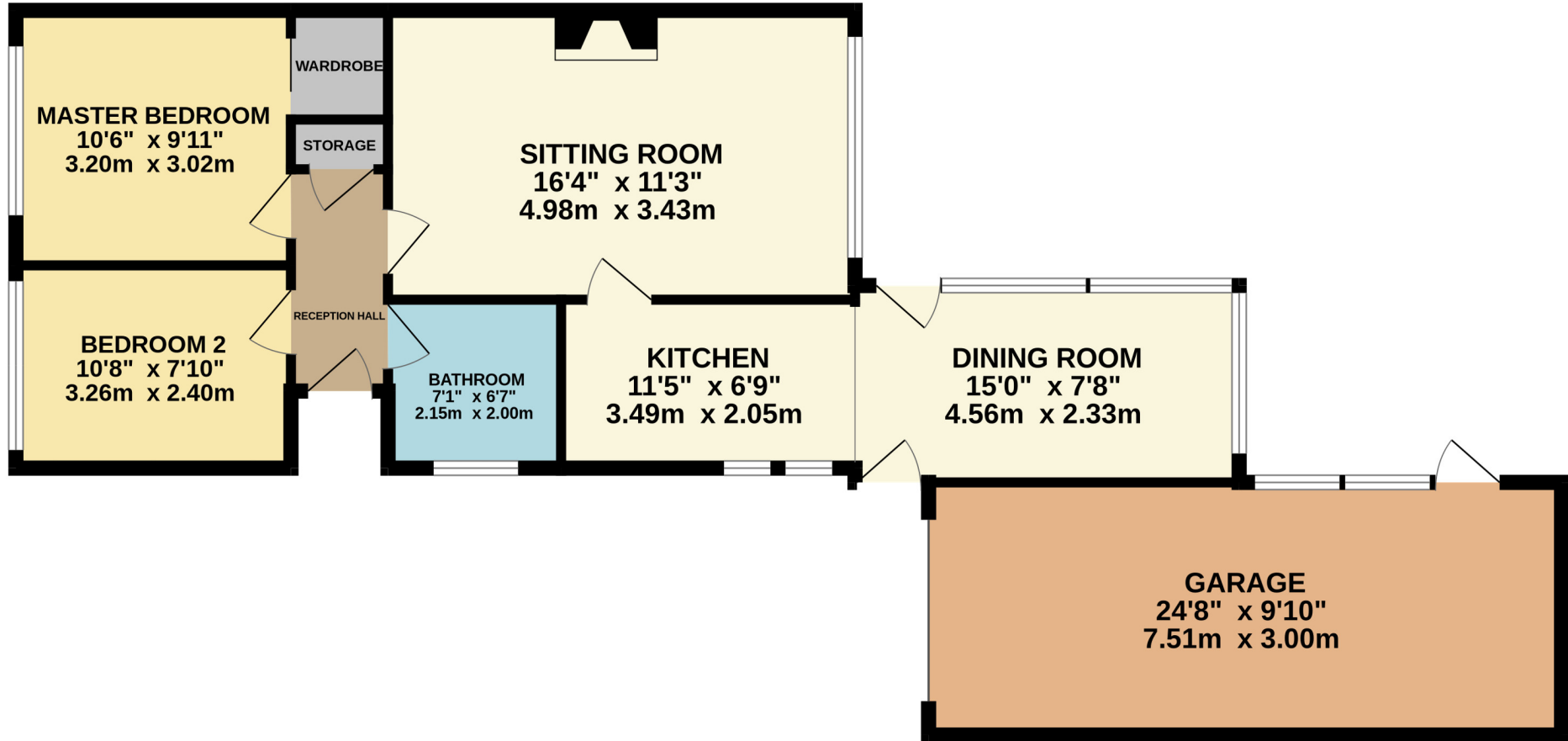
The property has a single garage with electric door to the front, with windows and door to the side. The garage has power and light. There is a long mono block driveway to the side of the property, that can accommodate 3 vehicles.

### Heating

The property benefits from gas central 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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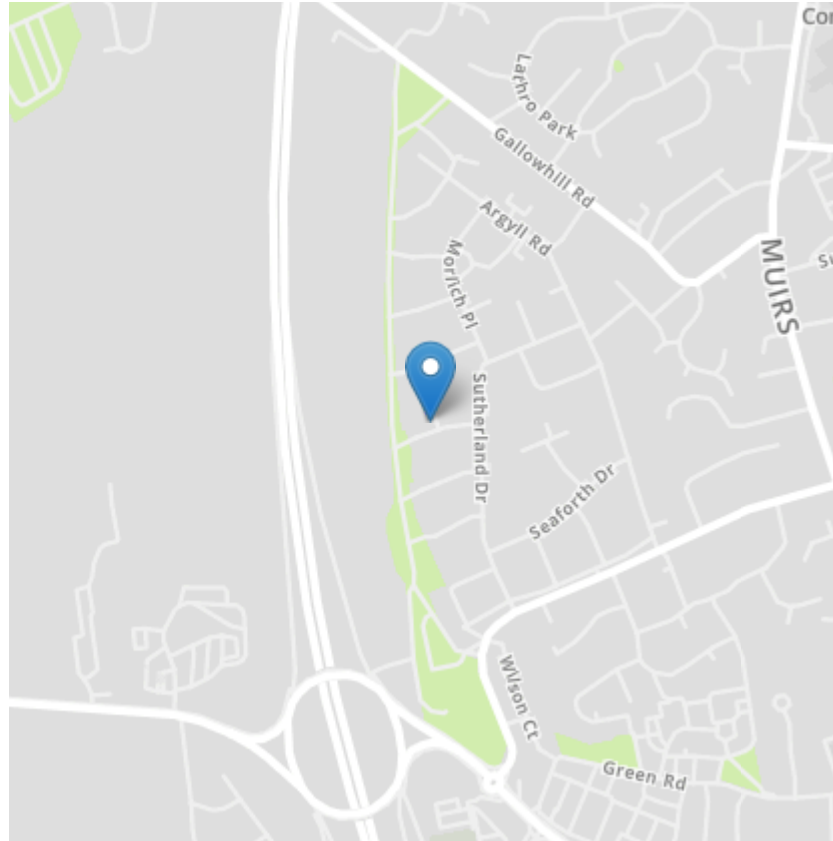






# ST MARYS PLACE, KINROSS - A BETTER PLACE TO LIVE

The sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	86
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		69	79
England, Scotland & Wales		EU Directive 2002/91/EC	

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#### Partners

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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

