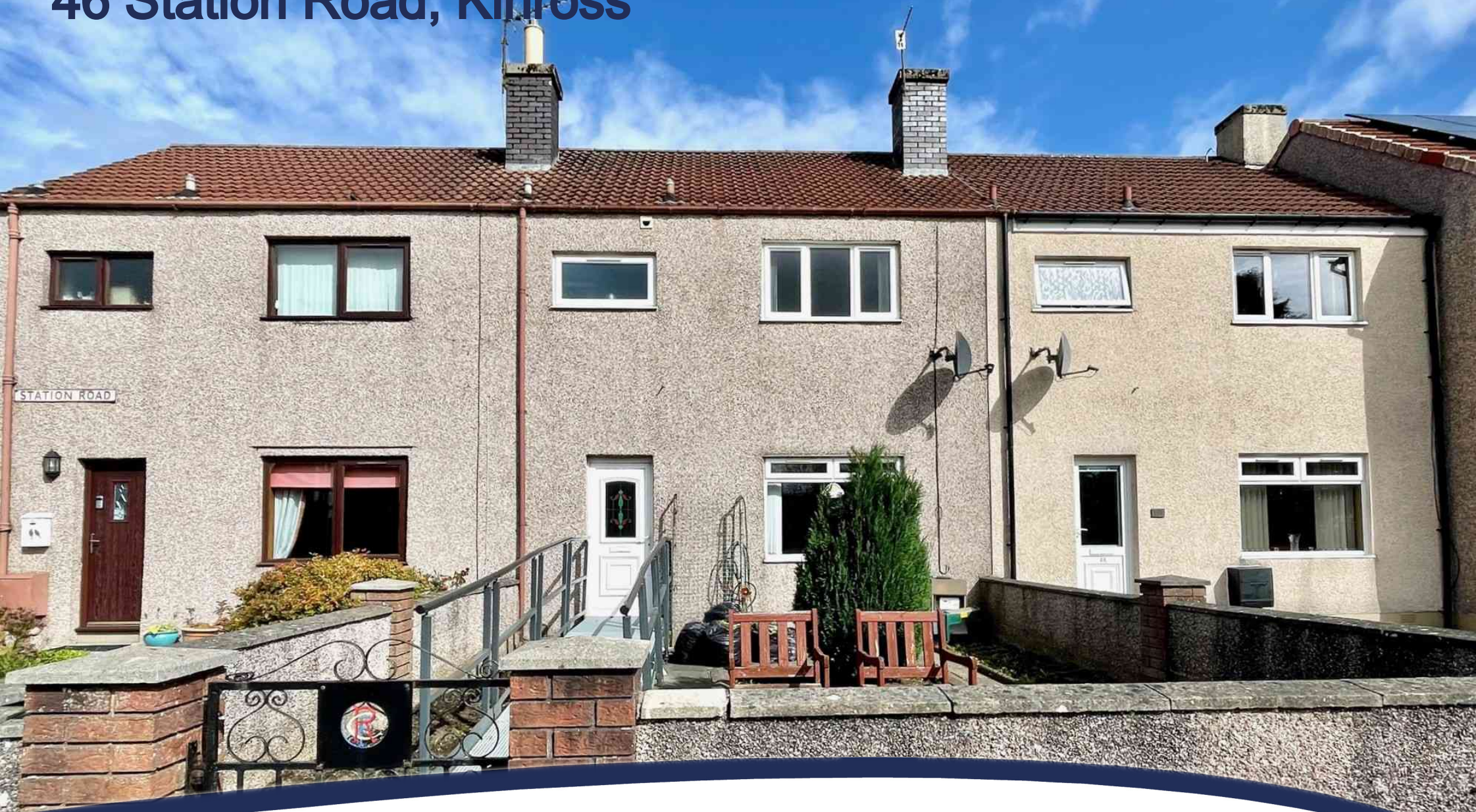


46 Station Road, Kinross



Andersons

Law Location Life

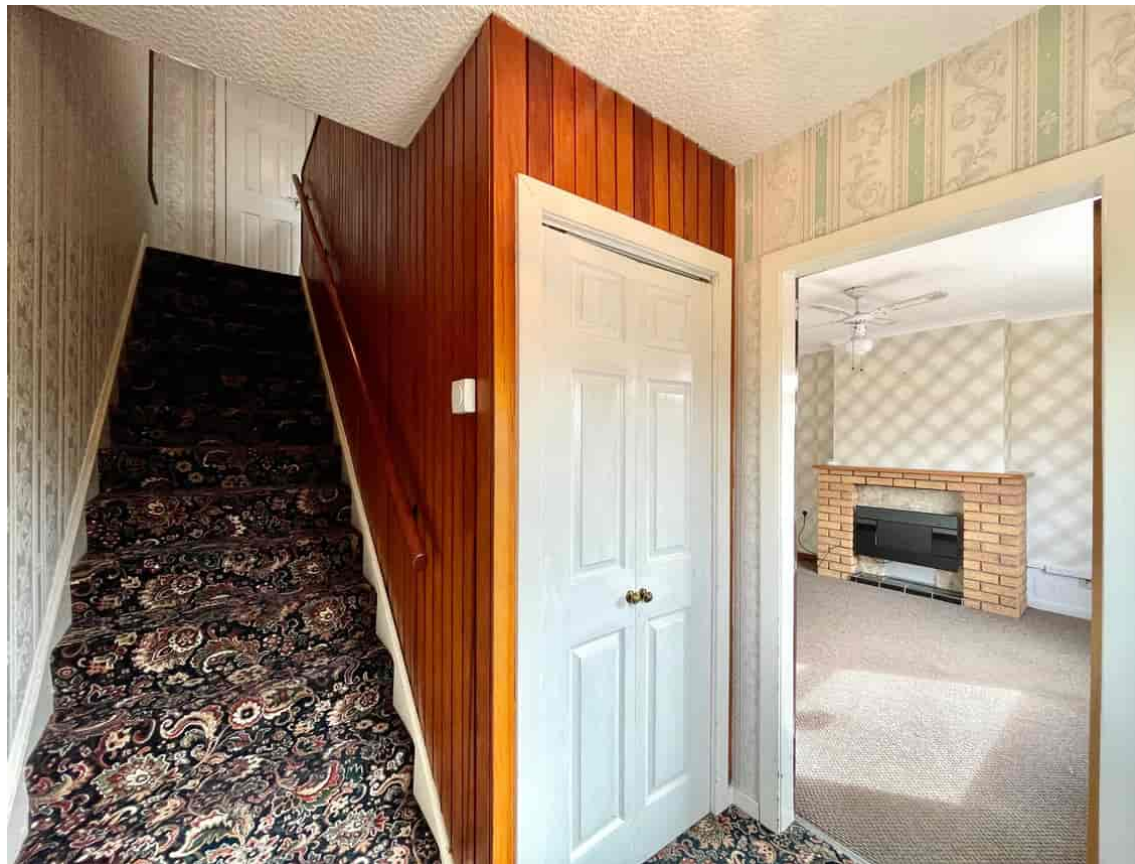
46 | Station Road | Kinross

A Mid Terraced Villa, situated in a sought after central location, close to Kinross Town Centre and Schools.

This spacious property would benefit from upgrading throughout and comprises; Entrance Hallway, Sitting Room, Breakfasting Kitchen, 2 Double Bedrooms and a Wet Room.

The property further benefits from enclosed gardens and large timber shed. There is ample parking available to the front and rear of the property.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There is carpeted flooring, doors to a cloakroom storage cupboard and sitting room and carpeted staircase to the upper level.

Sitting Room

A good sized reception room with carpeted flooring, large window to the front, brick fireplace and door to the breakfasting kitchen.

Breakfasting Kitchen

The breakfasting kitchen has laminate flooring, storage units at base and wall levels, worktop, splash back tiling and stainless steel sink and drainer. There are spaces for a cooker/hob and washing machine, door to a storage cupboard and alcove which has space for a fridge/freezer with storage above. Additionally there is a window to the rear and door providing access into the rear garden.

Upper Level Landing

The carpeted landing provides access to 2 double bedrooms, 2 storage cupboards and wet room. There is a sky light and hatch to the attic space.

Bedroom 1

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

Bedroom 2

A double bedroom with built in fitted wardrobes with additional storage above, carpeted flooring and window to the front.

Wet Room

The wet room has tiled walls, pedestal wash hand basin, wc and walk in shower with 'Mira Advance' shower. There is a window to the front.

Gardens

There property benefits from enclosed gardens to the front and rear. The rear garden is predominantly paved, with small vegetable patch and large timber shed. The front garden is again paved, with raised brick planter and flower borders.

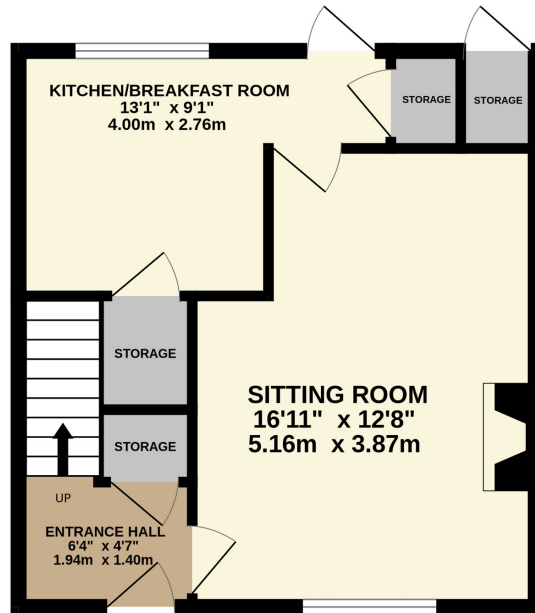
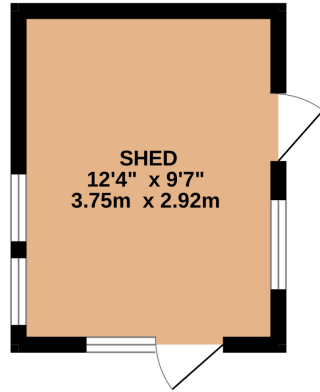
Parking

There is ample parking to the front and rear of the property.

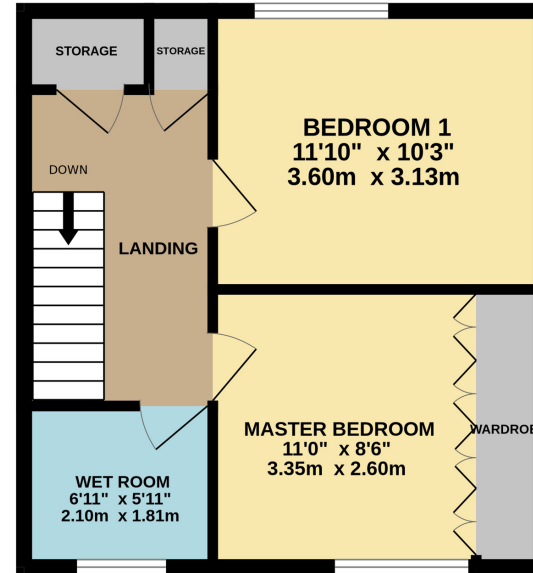
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

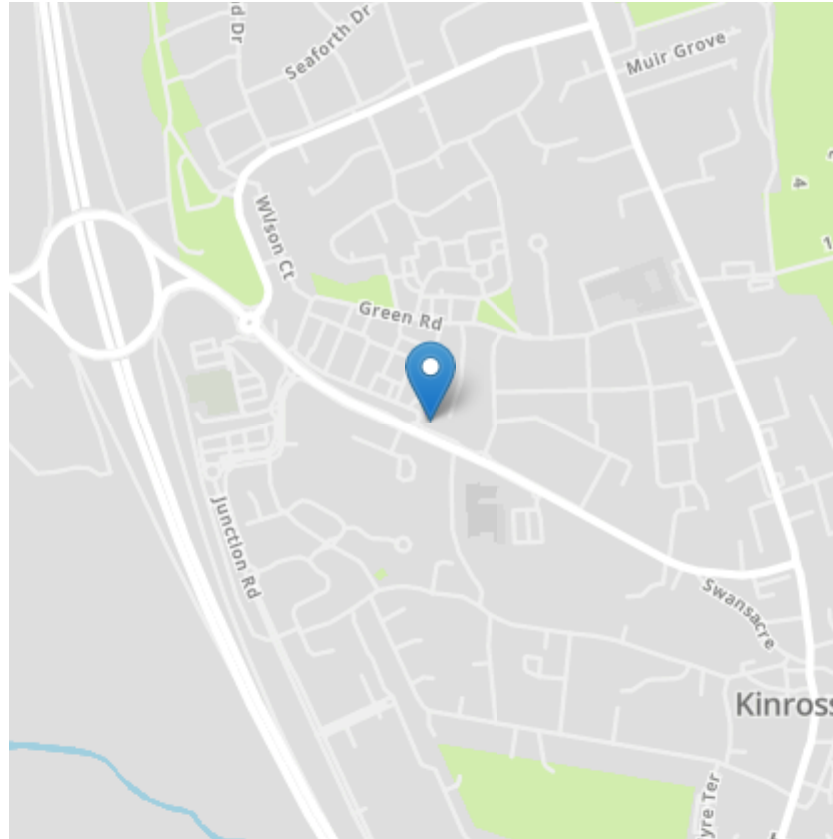






STATION ROAD, KINROSS - A BETTER PLACE TO LIVE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	88
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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		63	86
England, Scotland & Wales		EU Directive 2002/91/EC	

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Lorna E. Miller LL.B DIP L.P N.P

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

