

177 High Street, Kinross



Law Location Life

177 | High Street | Kinross

Charming Traditional Stone-Built End Terraced House, beautifully presented throughout and offering spacious accommodation. Perfect for First Time Buyers or Investors, the property is situated in the heart of Kinross Town Centre, just a stone's throw from all local amenities, bus links and The Loch Leven Heritage Trail.

The accommodation comprises; Entrance Hallway, Sitting Room, Kitchen, Inner Hallway, Storage/Cloak Room, Shower Room, Upper Landing and Double Bedroom.

Additionally there is electric heating, double glazing and whilst there is no allocated parking with the property, there is a large free car park some 30 meters or so away.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is gained via a door to the side of the property into a small reception hallway. There is tiled flooring, door providing access into the sitting room and carpeted staircase to the upper level.

Sitting Room

A spacious sitting room, beautifully presented, with double windows to the front, carpeted flooring, open access to the kitchen, feature under stair area with storage and door through to the inner hall.

Kitchen

A modern and bright fitted kitchen with storage units at base and wall levels, worktops and stainless steel sink and drainer. Fitted appliances include oven, electric hob and extractor fan. There are spaces for a fridge/freezer, washing machine and tumble dryer/dishwasher, tiled flooring and a window to the side.

Inner Hallway

The small internal hallway has carpeted flooring, a deep storage/cloakroom area and provides access through to the shower room.

Shower Room

The modern shower room is part tiled and comprises; w.c, pedestal wash hand basin, enclosed shower cabinet with electric 'Redring Bright' shower and towel radiator.

Upper Level

The upper level provides access to a large double bedroom.

Bedroom

The bedroom has carpeted flooring, 2 windows to the rear, 2 recessed areas, a fitted cupboard housing the water tank and a large fitted wardrobe. There is also a hatch to the loft space.

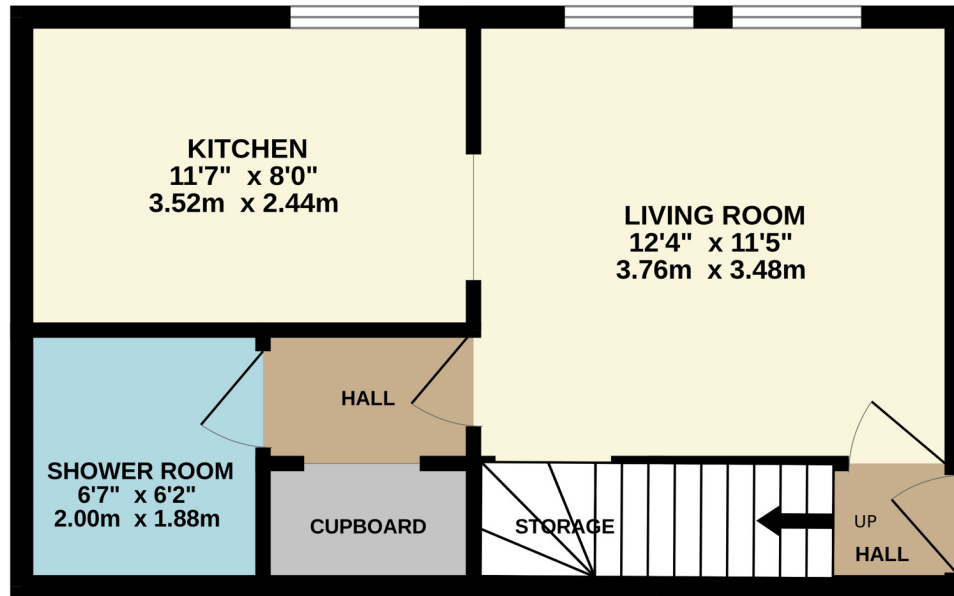
Parking

Parking is generally available on-street to the front of the property with a large car park to the side.

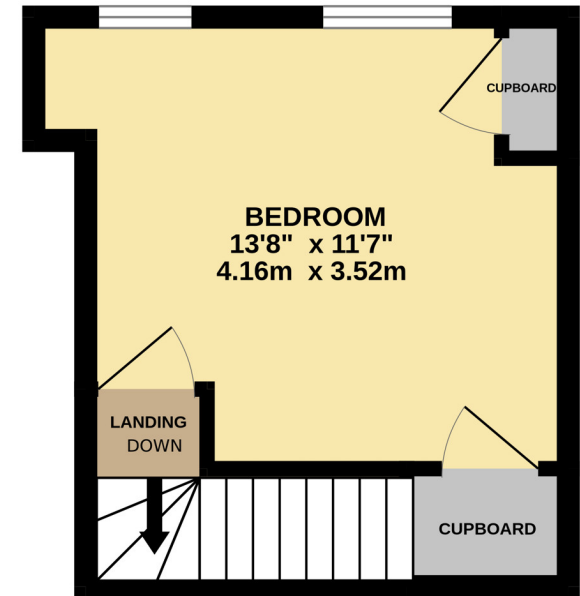
Heating

Electric Heating with wall mounted heaters.

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.

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.

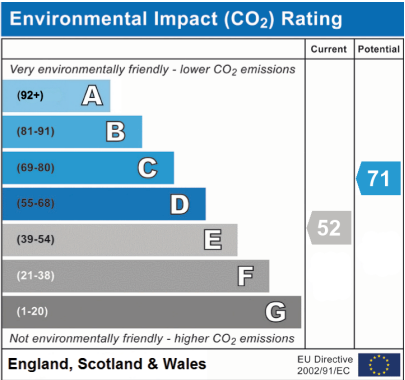
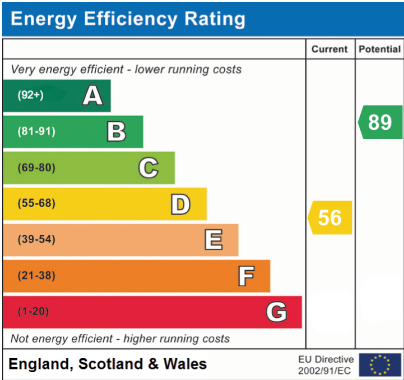
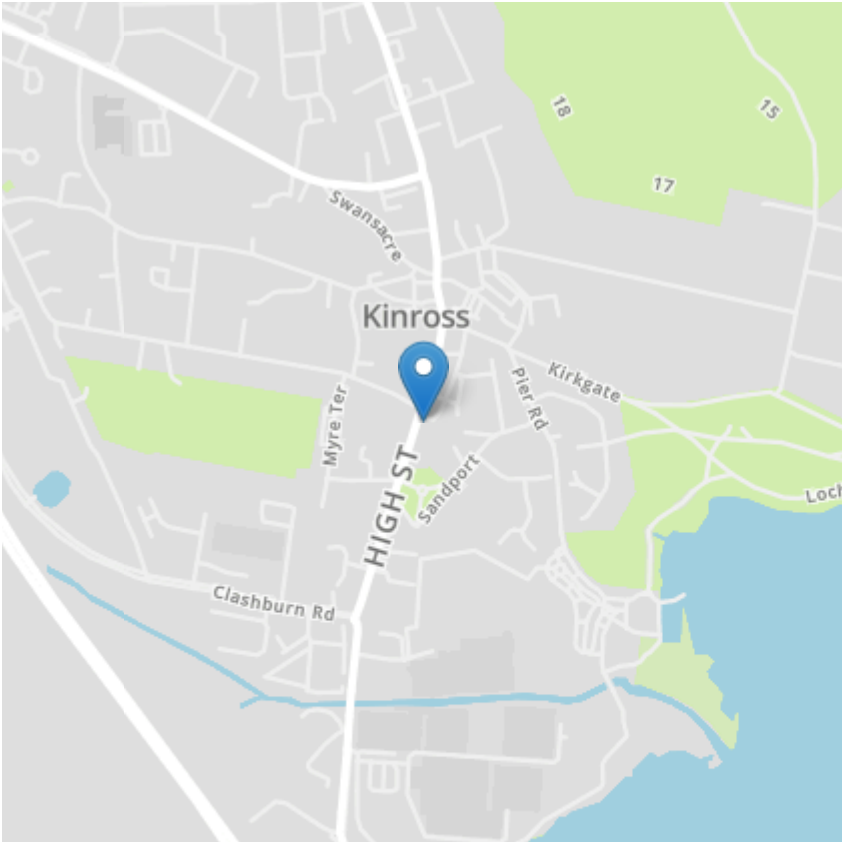
Made with Metropix ©2025





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.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

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

