

60 McBain Place, Kinross,



Law Location Life

60 McBain Place | Kinross |

An Excellently located Mid-Terraced Villa, situated in a much sought-after residential area, close to schools and amenities. The property is well presented and is ideal for First Time Buyers or Buy To Let Investors.

The accommodation comprises; Entrance Porch, Sitting Room, Kitchen with Breakfast/Dining Area, 2 Double Bedrooms and Bathroom.

Other features include gardens to front and rear, an allocated parking space, gas central heating and double glazing.

Early viewing is highly recommended.





Accommodation

Entrance Porch

Entry is gained via a double glazed doorway into the entrance porch, with a door providing access into the sitting room.

Sitting Room

A spacious reception room with double glazed window to the front. This room could accommodate a small dining section. There is a door into the kitchen and direct access to the open stairway leading to the upper level.

Kitchen

A good sized kitchen with fitted storage units, work tops, splash back tiling and stainless steel sink and drainer. Fitted appliances include a gas hob and electric oven, with space and plumbing for other appliances. There is space for a small breakfast/dining table, window to the rear and door providing access into the garden.

Upper Level

The open staircase provides access to the upper level landing. There are doors to two bedrooms, bathroom, fitted storage cupboard and hatch to the loft space.

Bedroom 1

A double bedroom with fitted storage cupboard and double glazed window looking on to the front garden.

Bedroom 2

A further double bedroom which has a double glazed window looking over the rear garden. There is also a built-in cupboard housing the water tank.

Bathroom

The bathroom comprises; w.c, pedestal wash-hand basin and bath with electric shower over.

External

The property is set in good sized gardens. The rear East facing garden is fully enclosed garden, with a lawn section and a raised timber deck.

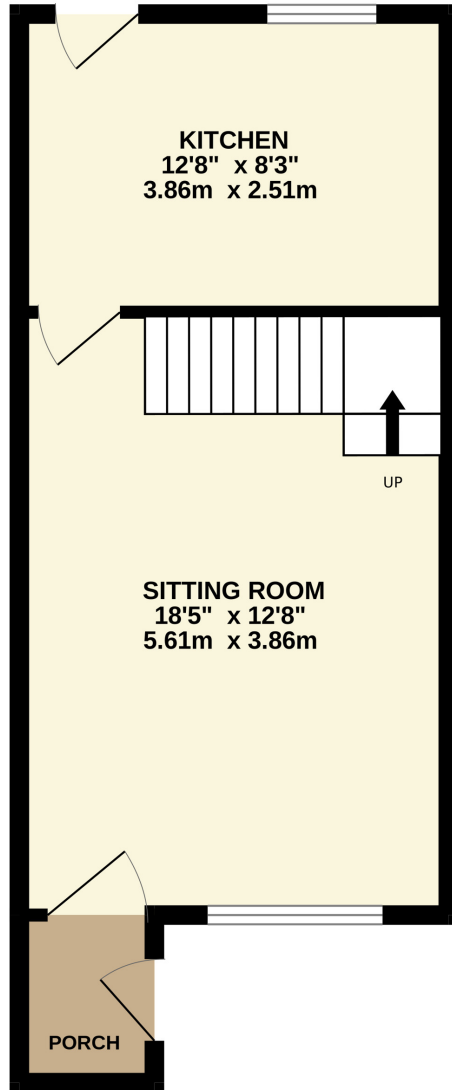
Parking

There is an allocated parking space close to the property with other parking nearby.

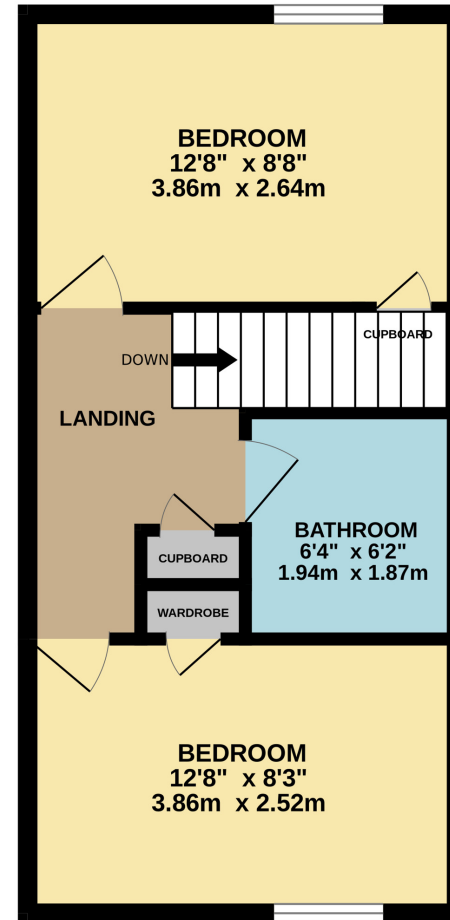
Heating

Gas Central Heating

GROUND FLOOR



1ST FLOOR

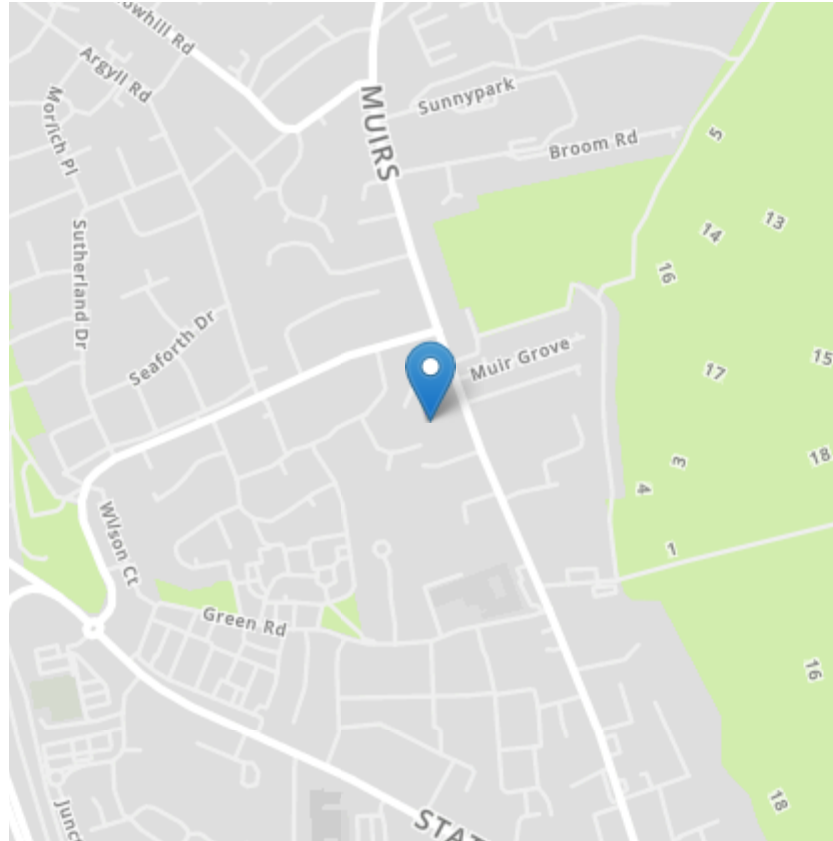






60 MCBAIN PLACE, - A BETTER PLACE TO LIVE

The 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. Add to the mix a wide range of 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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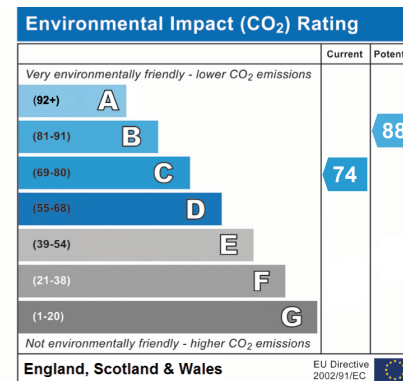
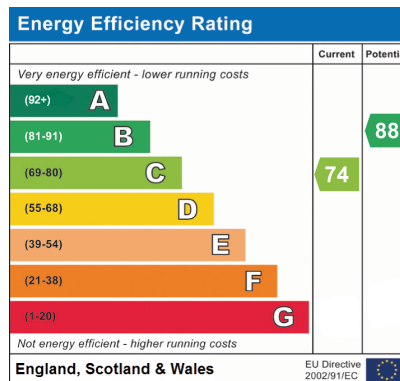
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Notes of Interest and Offers

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

