

34 Montgomery Way, Kinross



Law Location Life

34 | Montgomery Way | Kinross

An Excellent Detached Bungalow set in a quiet cul-de-sac, with an attractive enclosed South-East facing rear garden and located within walking distance of Kinross Town Centre and local amenities

The accommodation comprises; Entrance Hallway, Sitting Room, Dining Kitchen, Sun Room, 3 Bedrooms and Shower Room.

Additionally the property benefits from great sized gardens, detached single garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the side into the entrance hallway, there are doors providing access to the sitting room, dining kitchen, 3 bedroom's, shower room, storage cupboard and hatch to the attic.

Sitting Room

A good sized reception room with window to the front and timber fireplace with gas coal effect fire.

Dining Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling and sink and drainer. Appliances include, double oven* with gas hob* and dishwasher*. There is space and plumbing for a washing machine and fridge/freezer. There is a window and door to the rear and door into the sun room.

Sun Room

The sun room has laminate flooring and door to the rear into the garden.

Master Bedroom

A double bedroom with fitted wardrobe with sliding mirrored doors and window to the rear.

Bedroom 2

A further double bedroom with fitted wardrobe with sliding mirrored doors and window to the front.

Bedroom 3

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

Shower Room

The shower room is fully tiled and comprises; wc, corner shower cubicle, pedestal wash hand basin, chrome towel radiator and window to the side.

Gardens

The attractive rear garden is fully enclosed and South East facing. Predominantly laid to lawn, there are patio areas, raised flower bed, mature trees, plants and shrubs and a greenhouse.

Garage & Driveway

There is a single detached garage to the side of the property with up and over door to the front, door to the side, power and light. The partially mono blocked driveway can accommodate 2 vehicles

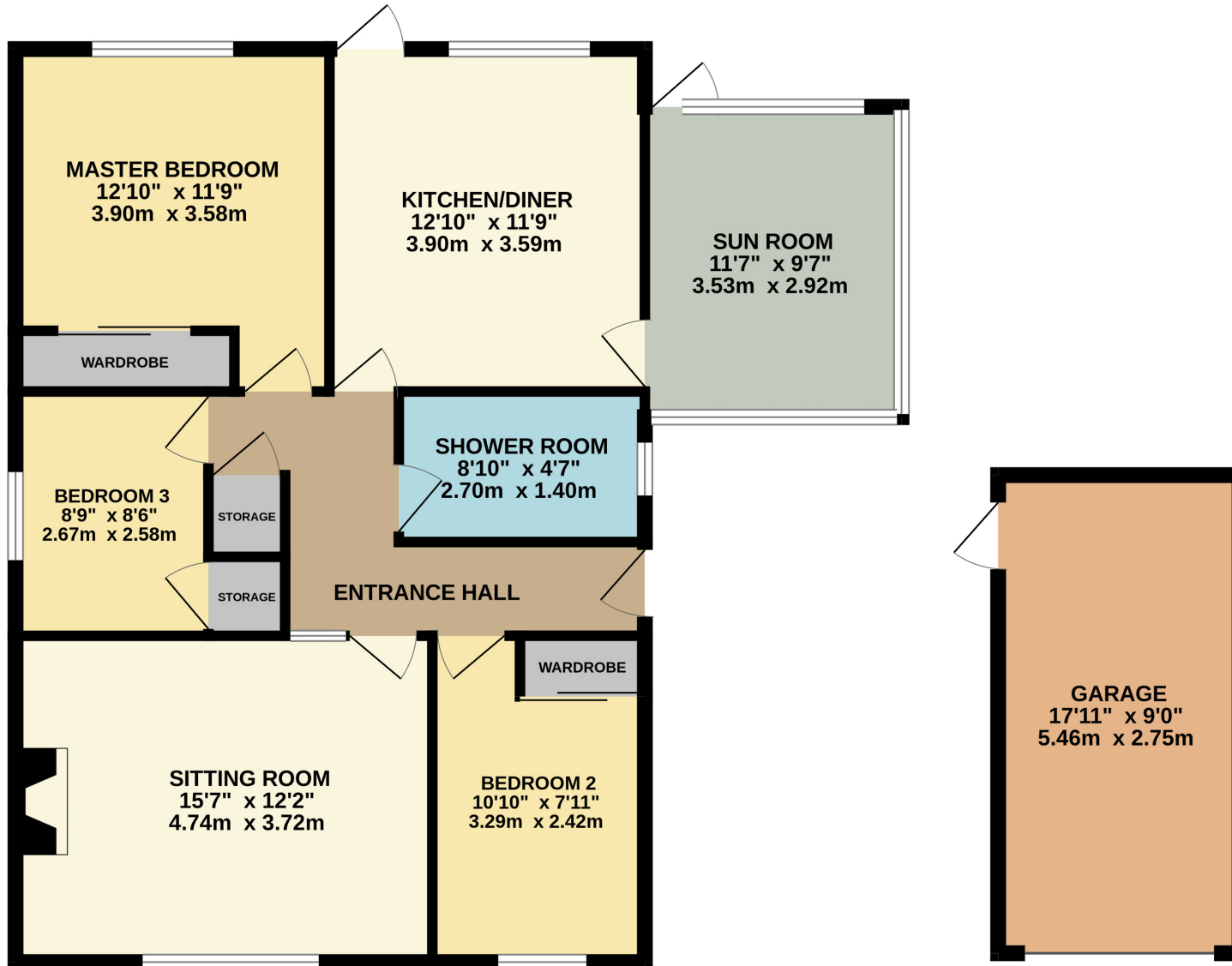
Heating

Gas central heating.

Note

*No guarantees or warranties

GROUND FLOOR

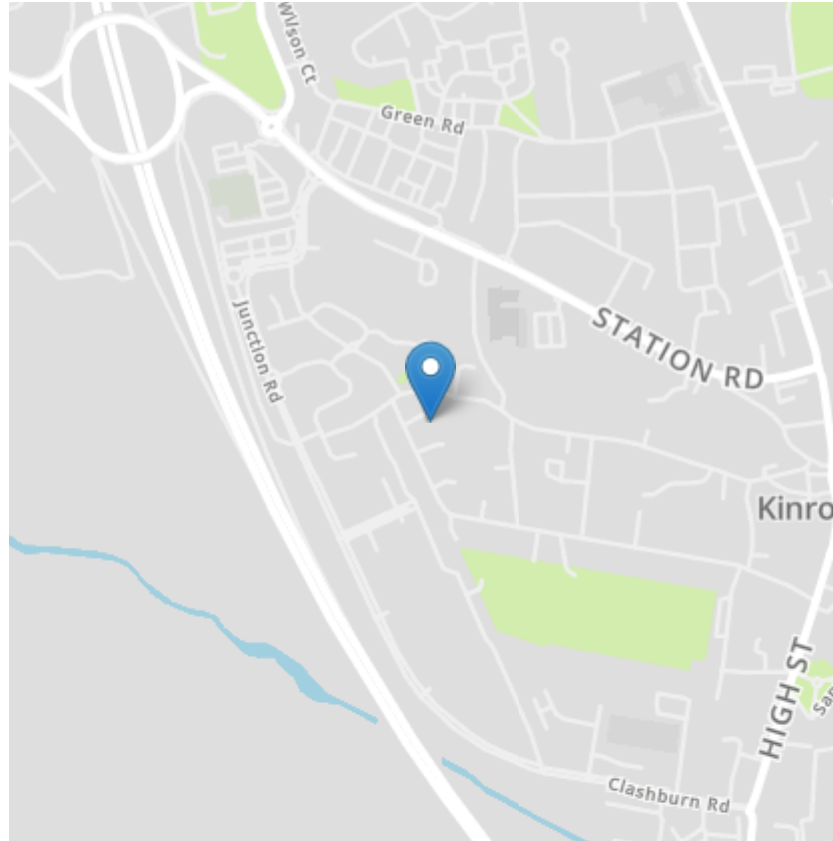






MONTGOMERY WAY, KINROSS - A BETTER PLACE TO LIVE

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+)	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			
		65	81
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			
		60	76
England, Scotland & Wales		EU Directive 2002/91/EC	

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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

