

16 Montgomery Street, Kinross



Law Location Life

16 | Montgomery Street | Kinross

Excellent Opportunity to acquire this spacious 3 Bedroom Semi Detached Villa, situated in a popular and well-established residential area in the centre of Kinross. Whilst the property would benefit from modernisation, it boasts generous accommodation and superb potential to form a fantastic family home.

The accommodation comprises; Entrance Vestibule, Hallway, Sitting Room, Kitchen, Bathroom, Upper Level Landing, Master Bedroom & 2 Further Bedrooms.

Externally the property has gardens to the front, side and rear and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is vinyl flooring and a door providing access into the hallway.

Hallway

The hallway is carpeted and has doors to the sitting room, bathroom, under stair storage room with window to the front and large storage cupboard. There is a window to the side and carpeted staircase to the upper level.

Sitting Room

A great sized reception room with carpeted flooring , windows to the front and rear, fireplace with electric coal effect fire and door providing access into the kitchen.

Kitchen

The kitchen has storage units at base and wall levels, worktops, 1 1/2 sink and drainer and spaces for appliances. There is a window and door to the rear and tiled flooring.

Bathroom

The downstairs bathroom has vinyl flooring and tiled walls and comprises; bath with 'Mira Sport' shower, wc, pedestal wash hand basin and window to the side.

Upper Level

A mid landing level with window to the side provides access to the upper level. There are doors to 3 bedrooms and hatch to the attic.

Master Bedroom

A bright and spacious master bedroom with windows to the front and rear, carpeted flooring and double doors to a shelved cupboard.

Bedroom 2

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

Bedroom 3

A good sized third bedroom with carpeted flooring, window to the side and storage cupboard.

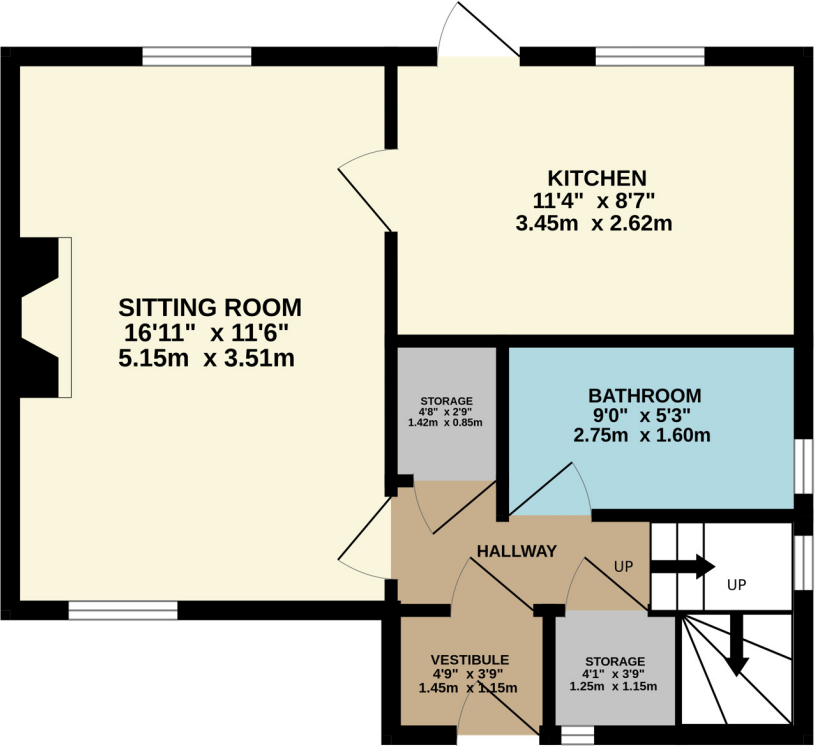
Gardens & Driveway

The property has enclosed gardens to the front and rear. The rear garden is low maintenance with large patio area. The front and side garden are chipped. There is a large timber shed and driveway parking for one vehicle.

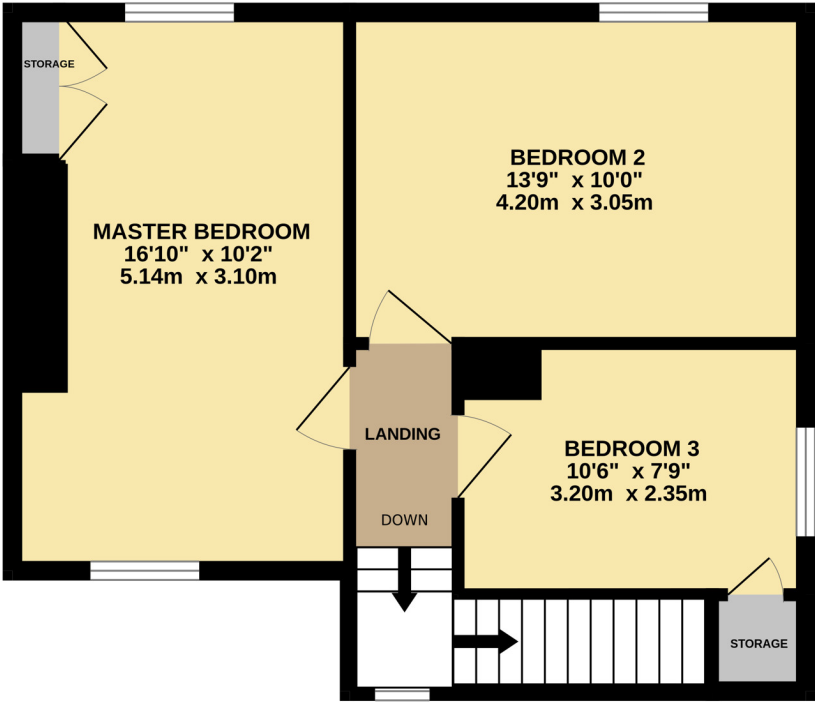
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



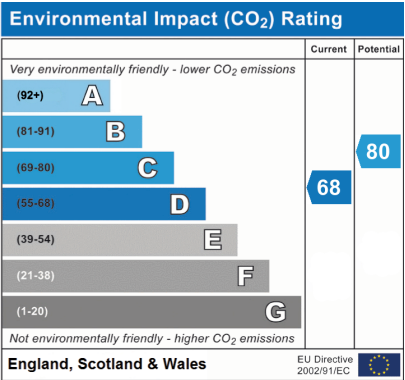
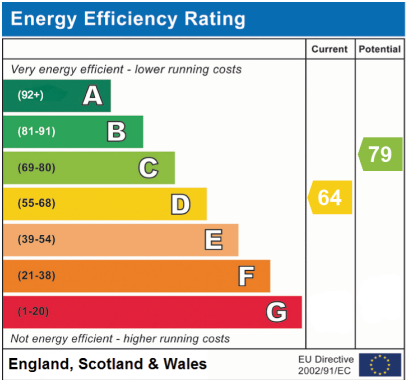
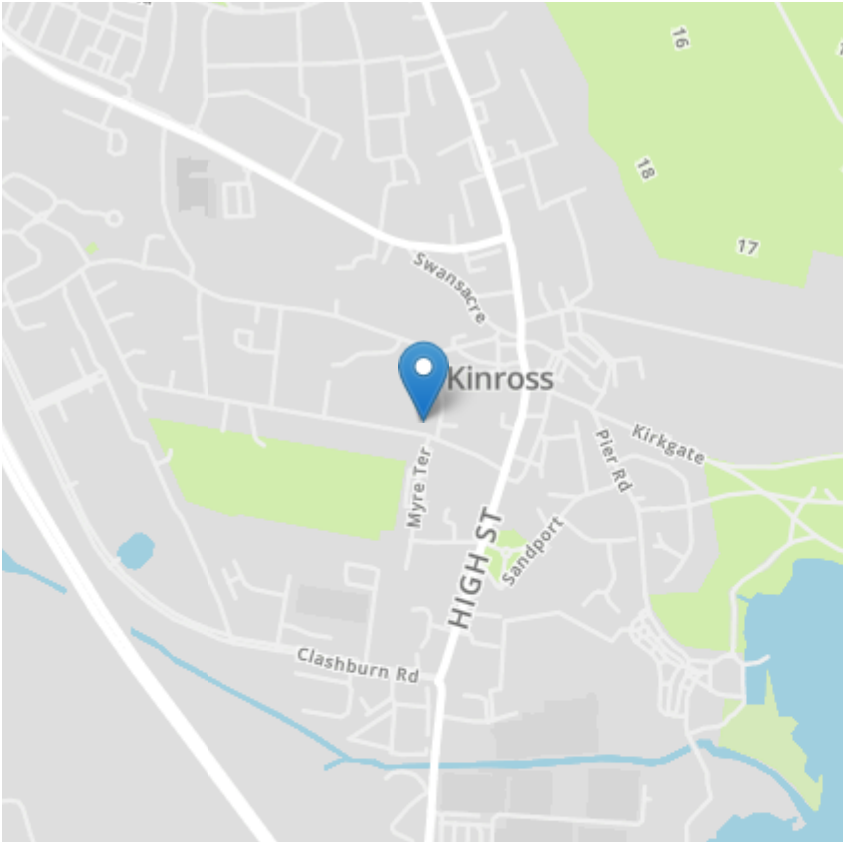
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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MONTGOMERY 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.



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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

