



**Offers Over £259,500**  
**46 Montgomery Street, Kinross, KY13 8EB**



# 46 Montgomery Street, Kinross, KY13 8EB

Delmor are delighted to bring to the market this beautifully presented detached villa. The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth. There are highly rated Primary and Secondary education along with a number of Nurseries. The Community Campus which houses the Secondary School also incorporates a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. The property briefly comprises of, on the ground floor - Entrance vestibule through to the welcoming hallway with stairs leading to the first floor and storage cupboard. Bright lounge with feature fireplace and inset fire. Modern kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor. Integrated washing machine and fridge/freezer. Garden room overlooking the rear gardens. Dining room/bedroom three has ample space for dining table and chairs. Feature alcove. Modern family bathroom with four piece white suite comprising of bath, WC, separate shower cubicle and vanity unit housing the wash hand basin. The first floor has top hallway giving access to two double bedrooms both of which have fitted wardrobes and there is also a boxroom. The property also benefits from gas central heating and double glazing. The gardens to the front are walled. There are extensive gardens to the rear which are mainly laid to lawn with slabbed patio area and mature plants. There is a wooden gazebo which is mains powered, making it a perfect entertaining area. There is a driveway leading to the garage at the rear of the property. The property also benefits from gas central heating and double glazing. Early viewing is a MUST on this move in condition property which is a credit to the current owner.

## Ground Floor

### Entrance Vestibule



### Entrance Hallway



### Lounge



4.11m x 3.95m (13' 6" x 13' 0")

### Dining Room/Third Bedroom



3.94m x 3.5m (12' 11" x 11' 6")

## Kitchen



3.52m x 2.89m (11' 7" x 9' 6")

## Garden Room



4.11m x 2.85m (13' 6" x 9' 4")

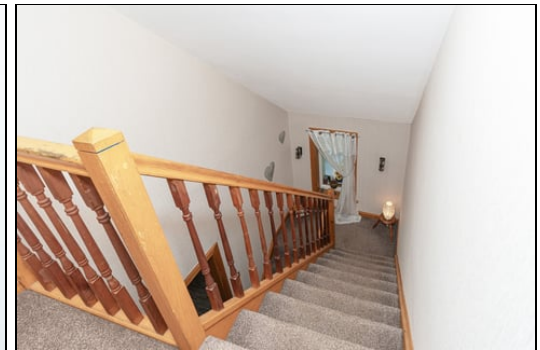
## Family Bathroom



3.42m x 2.86m (11' 3" x 9' 5")

## First Floor

### Top Hallway



## Bedroom

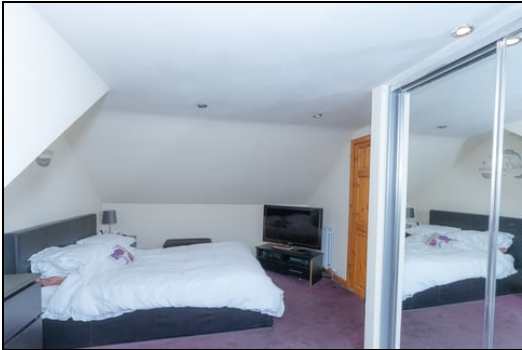
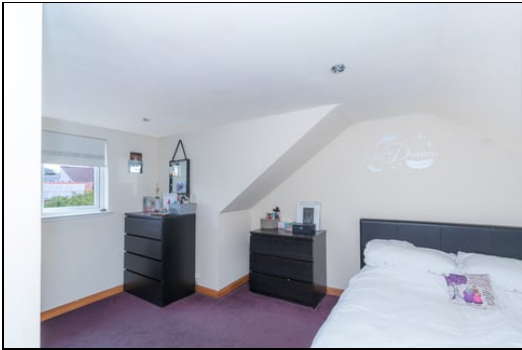


4.75m x 3.49m (15' 7" x 11' 5")





**Bedroom**



4.75m x 3.39m (15' 7" x 11' 1")

**Boxroom**

1.88m x 0.91m (6' 2" x 3' 0")

**Gardens**

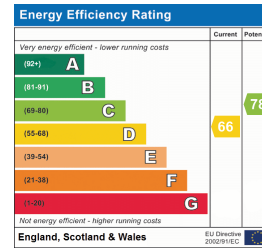


**Extras**

All floor coverings. Gas hob, electric oven and extractor fan. Integrated fridge/freezer and washing machine.

**SONIC TAPE**

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.



## MEASUREMENTS

All measurements are approximate.

## APPLIANCES/SERVICES

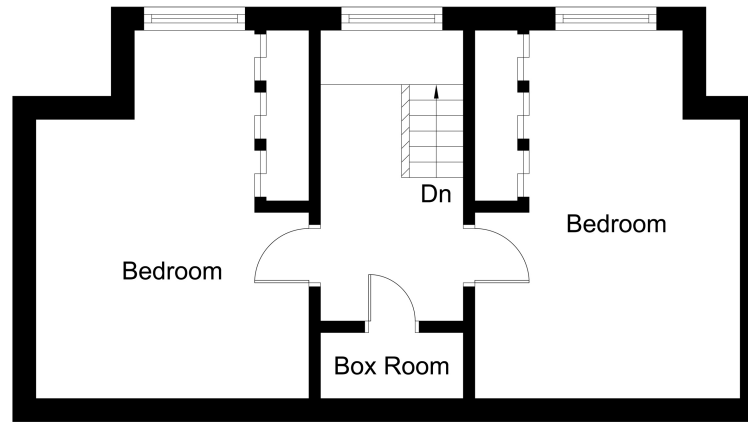
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## MORTGAGE & FINANCIAL ADVICE

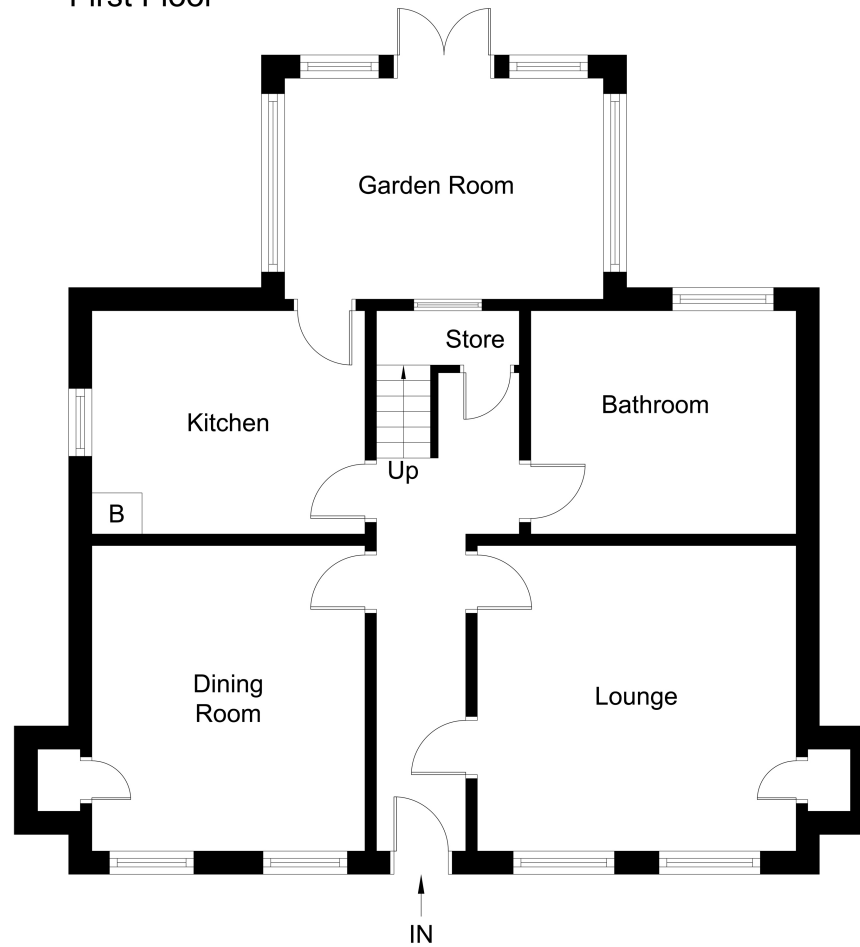
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

## FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



First Floor



Ground Floor