

4 Smith Street, Kinross



Law Location Life

4 Smith Street | Kinross

An Extended Semi-Detached Traditional Stone Built Cottage enjoying an excellent location in a quiet residential area of similar properties. This characterful property is an ideal base for commuting throughout east and central Scotland.

The property has been recently re-decorated throughout and comprises; Entrance Hallway, Sitting Room, Kitchen, Downstairs Bedroom & WC Room, Master Bedroom (En Suite Bathroom) and Attic/Storage Room.

Externally there is a fully enclosed attractive rear garden and ample on street parking.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the rear into the carpeted entrance hallway. There are doors providing access to the sitting room, bedroom 2 and WC room.

Sitting Room

A large and bright reception room with carpeted flooring, 2 sash and case windows to the front, window to the rear, wood burning stove with wood mantle, door to the kitchen, staircase to the upper level and under stair storage cupboard.

Kitchen

The kitchen has modern storage units at base and wall levels, worktops, stainless steel sink and drainer and vinyl flooring. Fitted appliances include an oven, electric hob and extractor fan, with space and plumbing for a washing machine and fridge/freezer. There are windows to the side and rear and door to the side into the garden.

Bedroom 2

A downstairs bedroom with carpeted flooring, fitted storage cupboard and sash and case window to the front.

WC Room

The wc room is carpeted and comprises; wc and wall hung wash hand basin.

Upper Level

A carpeted staircase provides open access to the master bedroom, en suite bathroom and storage cupboard.

Master Bedroom

A master bedroom with carpeted flooring, 2 sash and case windows to the front and doors providing access to the en suite bathroom, storage/attic room and cupboard housing the boiler.

En Suite Bathroom

The en suite bathroom is partially tiled with tiled flooring and comprises; bath with 'Triton' shower over, pedestal wash hand basin, wc and window to the rear.

Attic/Storage Room

A useful storage room accessed via the master bedroom, with window to the side, Velux window to the rear and carpeted flooring.

Heating

Gas central heating.

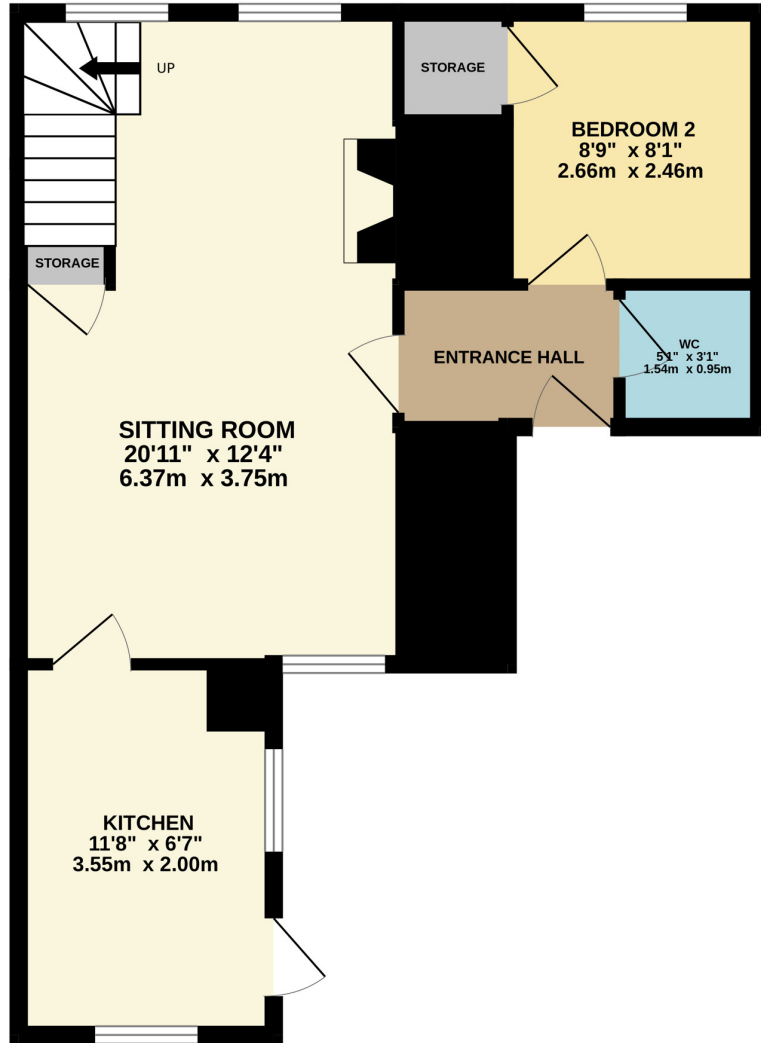
Garden

The property benefits from a good sized fully enclosed rear garden. There is a lawn section with flowers and shrubs and chipped section for easy maintenance.

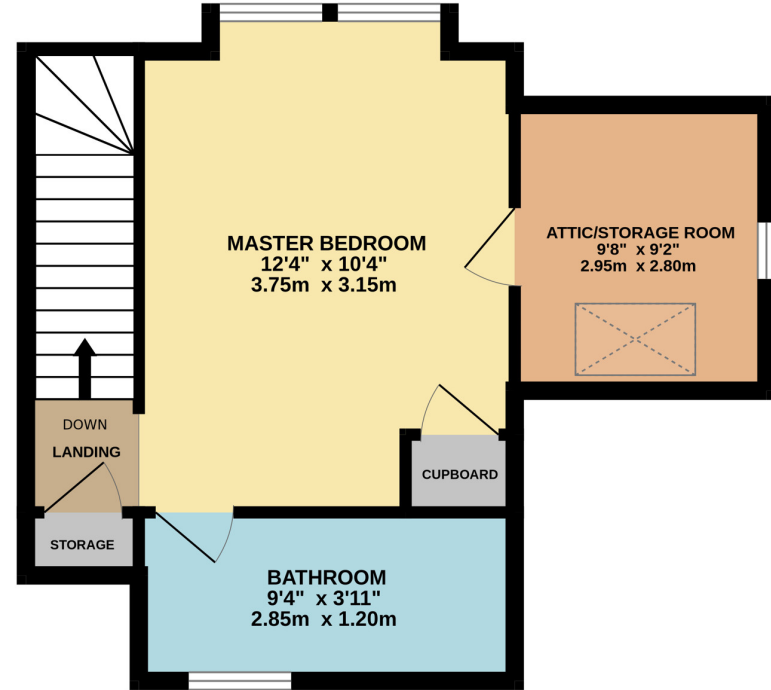
Parking

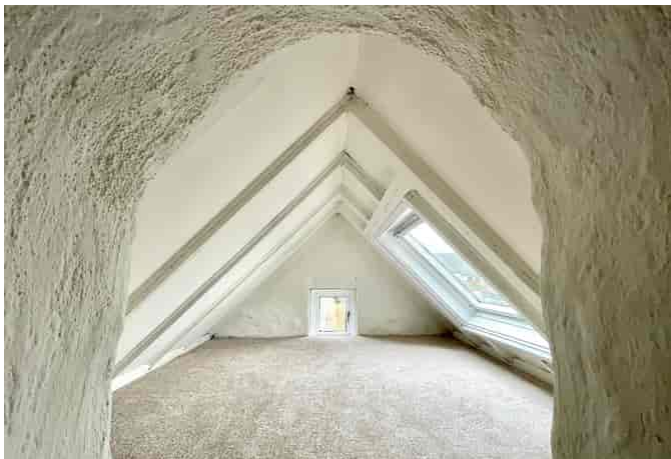
There is ample on street parking available directly outside the property.

GROUND FLOOR



1ST FLOOR

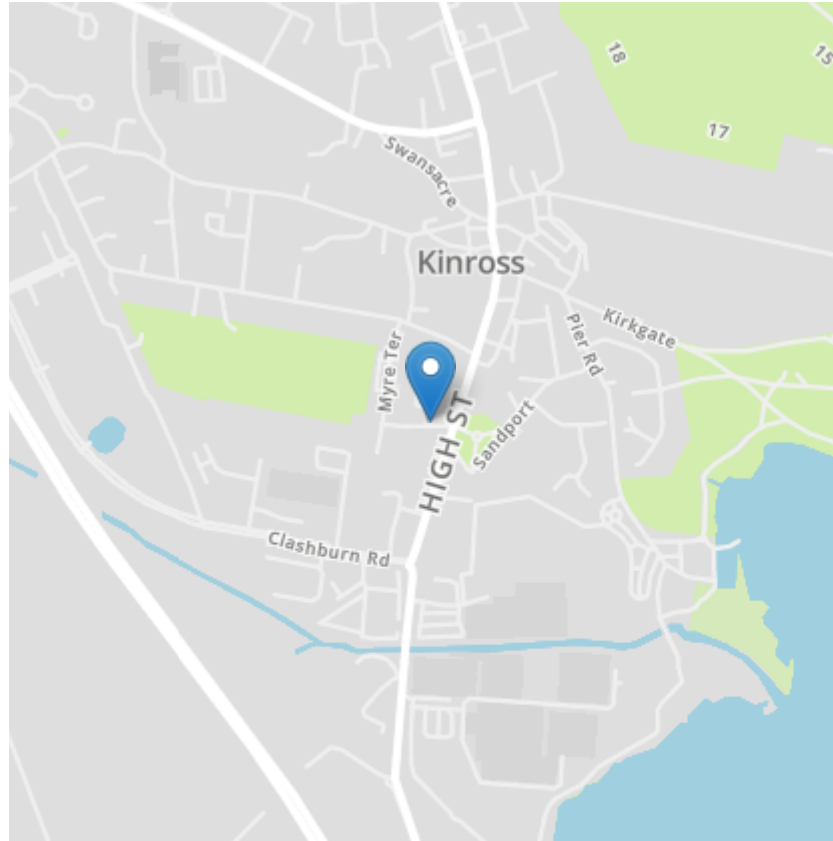






4 SMITH STREET, KINROSS - A BETTER PLACE TO LIVE

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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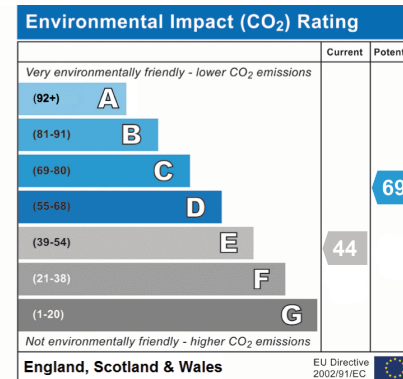
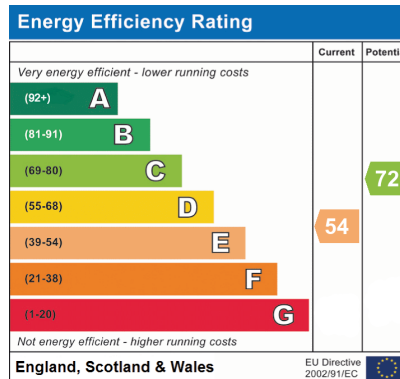
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Notes of Interest and Offers

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

