



Offers Over £129,500
52 McBain Place, Kinross, KY13 8QZ

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SOLD AS SEEN Delmor are pleased to be marketing this mid terraced villa set in a popular location. Kinross is a charming town, located just off the M90 motorway. Loch Leven is on the doorstep with its famed national nature reserve Walking distance from a good range of shops, eateries, leisure facilities and Kinross Golf Course. Local amenities within the town include supermarkets and banking. The property briefly comprises of on the ground floor - Entrance vestibule. Bright spacious lounge with stairs leading to the first floor. Kitchen with floor and wall mounted units incorporating gas hob with electric oven below and overhead extractor fan. Under worktop fridge. First floor has top hallway giving access to two double bedrooms with storage. Bathroom comprising of bath with overhead shower and screen. Vanity unit with storage houses the wash hand basin. WC. There are gardens to the front and rear. The property also benefits from gas central heating, designated parking and double glazing. Early viewing is highly recommended and would ideally suit a buyer looking to put their own stamp on a property.

Ground Floor

Entrance Vestibule

1.08m x 1.05m (3' 7" x 3' 5")

Lounge



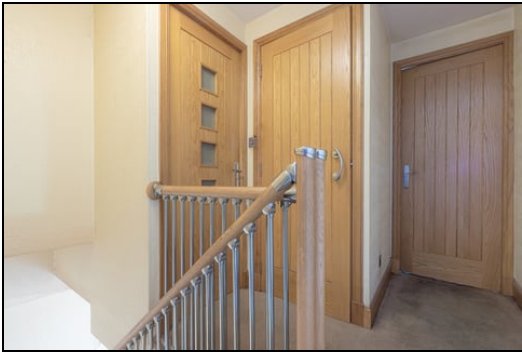
Kitchen



3.87m x 2.6m (12' 8" x 8' 6")

First Floor

Top Hallway



Bedroom



Bedroom



3.89m x 2.5m (12' 9" x 8' 2")

Bathroom



3.89m x 2.53m (12' 9" x 8' 4")



1.99m x 1.92m (6' 6" x 6' 4")



Gardens



Extras

All floor coverings. Gas hob, electric oven and extractor fan.

Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it



exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

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

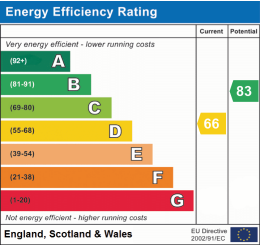
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

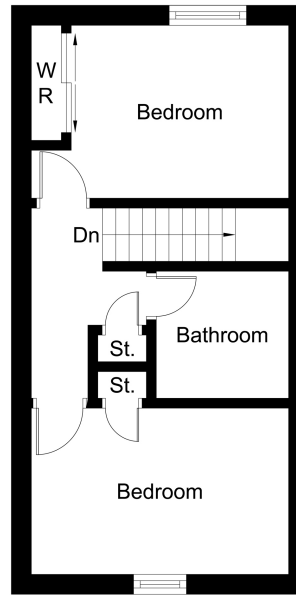
MORTGAGE & FINANCIAL ADVICE

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.

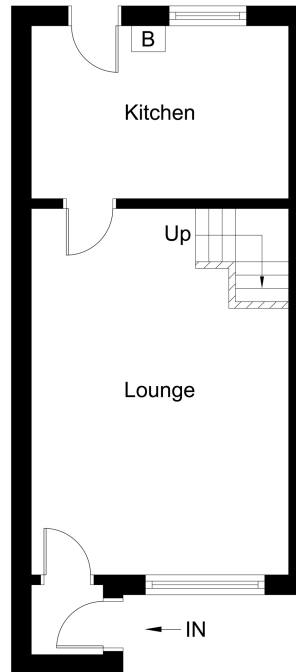
FREE VALUATION

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