

44 McBain Place, Kinross



Law Location Life

44 | McBain Place | Kinross

Ideal for First Time Buyers or Buy To Let Investors, this beautifully presented Semi Detached Villa is in move-in condition and centrally situated, close to all local amenities.

The accommodation comprises; Entrance Vestibule, Sitting/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms and Shower Room.

Externally the property has good sized gardens to the front and rear, large driveway and detached single garage.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is laminate flooring and door providing access into the sitting/dining room.

Sitting/Dining Room

A large reception room with open staircase, laminate flooring, window to the front and door providing access the kitchen/breakfast room.

Kitchen/Breakfast Room

A modern kitchen with storage units at base and wall levels, worktops, splash back tiling and sink and drainer. There is a cooker with oven, grill and electric hob and extractor fan, with space and plumbing for other appliances. There is ample space for a small dining table or breakfast bar, window to the rear, door into the rear garden and laminate flooring.

Upper Level Landing

A carpeted staircase and landing provides access to 2 bedrooms, shower room, storage cupboard and hatch to the attic space.

Bedroom 1

A double bedroom with carpeted flooring, fitted storage cupboard and window to the rear.

Bedroom 2

A further double bedroom with carpeted flooring, fitted storage cupboard and window to the front.

Shower Room

A contemporary shower room with vinyl flooring, walk in shower, wall hung wash hand basin with storage, fitted wc, towel radiator and window to the side.

Gardens

The property is set in good sized gardens. The rear garden is fully enclosed and mainly laid to lawn. The front garden is again lawned.

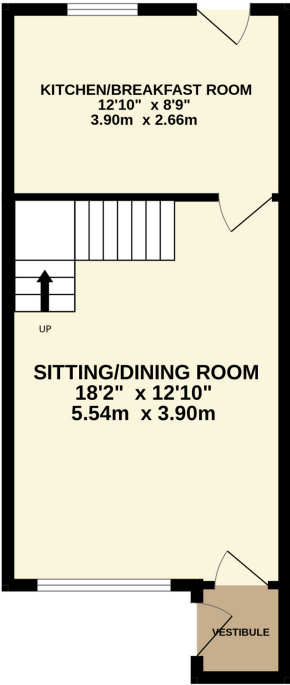
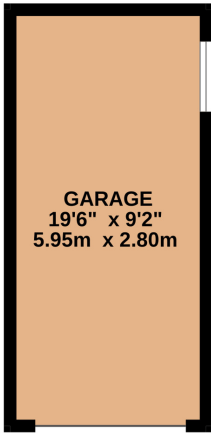
Garage & Driveway

There is a detached single garage with up and over door and window to the side and large driveway which can accommodate 3 vehicles.

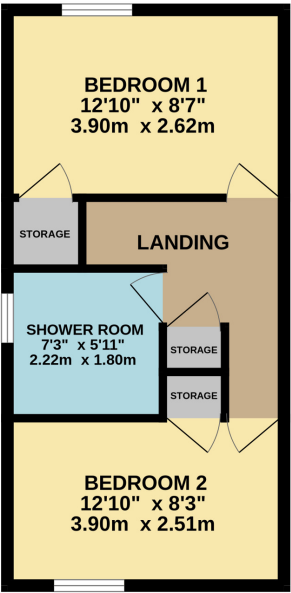
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

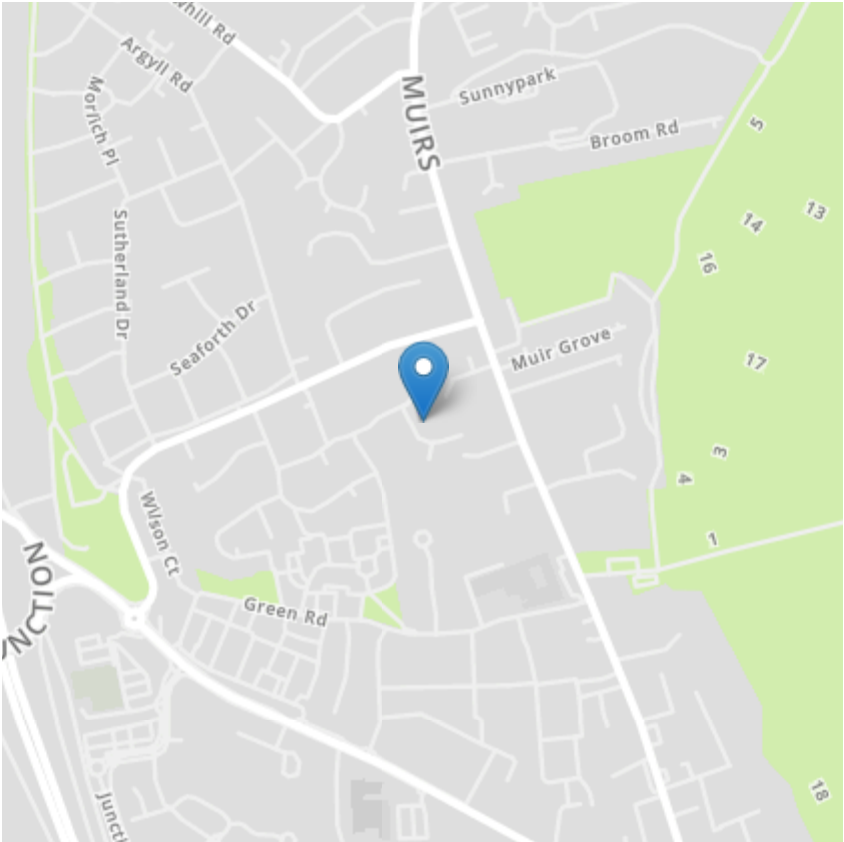






MCBAIN PLACE, KINROSS - A BETTER PLACE TO LIVE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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

