

5 Queens Crescent, Kinross



Law Location Life

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Rarely available, this Delightful Extended End Terrace Bungalow provides deceptively spacious accommodation and is situated in a sought after location, close to all local amenities in the heart of Kinross.

The beautifully presented accommodation comprises; Entrance Vestibule, Reception Hallway, Open Plan Sitting Room/Dining Room, Kitchen, Inner Hallway, Master Bedroom (En Suite Shower Room), Bedroom 2 and Bathroom.

The property also benefits from attractive gardens to the front, side & 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 a fitted storage cupboard with window to the front, vinyl flooring and open access into the reception hallway.

Reception Hallway

The reception hallway provides access to the kitchen, open plan sitting/living room, bathroom, storage cupboard and hatch to the large attic space. There is vinyl flooring.

Kitchen

A modern kitchen with ample storage units at base and wall levels, vinyl flooring, worktops, splash back tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include, oven, gas hob, extractor fan, fridge*, freezer*, dishwasher* and washing machine*. There is also space for a tumble dryer and 2 windows to the front.

Open Plan Sitting/Dining Room

A large reception room with a feature arch, separating the sitting room from the dining area. The sitting room is carpeted with a small step and has a fireplace, shelved alcove with cupboard below and window to the rear. The dining area has ample space for a large dining table and has French doors to the rear into the small rear garden area. There is carpeted flooring and open access into the inner hall.

Inner Hall

The inner hall is carpeted with doors to the master bedroom and bedroom 2.

Master Bedroom

A double room with wall to wall fitted wardrobe, window to the rear, carpeted flooring and door providing access into the en suite shower room.

En Suite Shower Room

The en suite shower room is tiled and comprises; shower cubicle with 'Mira Sport' shower, wall hung wash hand basin and wc. There is a window to the side.

Bedroom 2

A double bedroom with fitted triple wardrobe with mirrored doors, carpeted flooring and window to the front.

Bathroom

The bathroom has tiled flooring, window to the front and comprises; wc, bath and pedestal wash hand basin.

Gardens & Driveway

The front garden is partially enclosed, predominantly paved with a small lawn and has a privacy hedge. There is a small storage shed and driveway for 1 vehicle. The side garden is enclosed and laid to lawn. The small rear garden is low maintenance and chipped and over looks the Queens Memorial Garden.

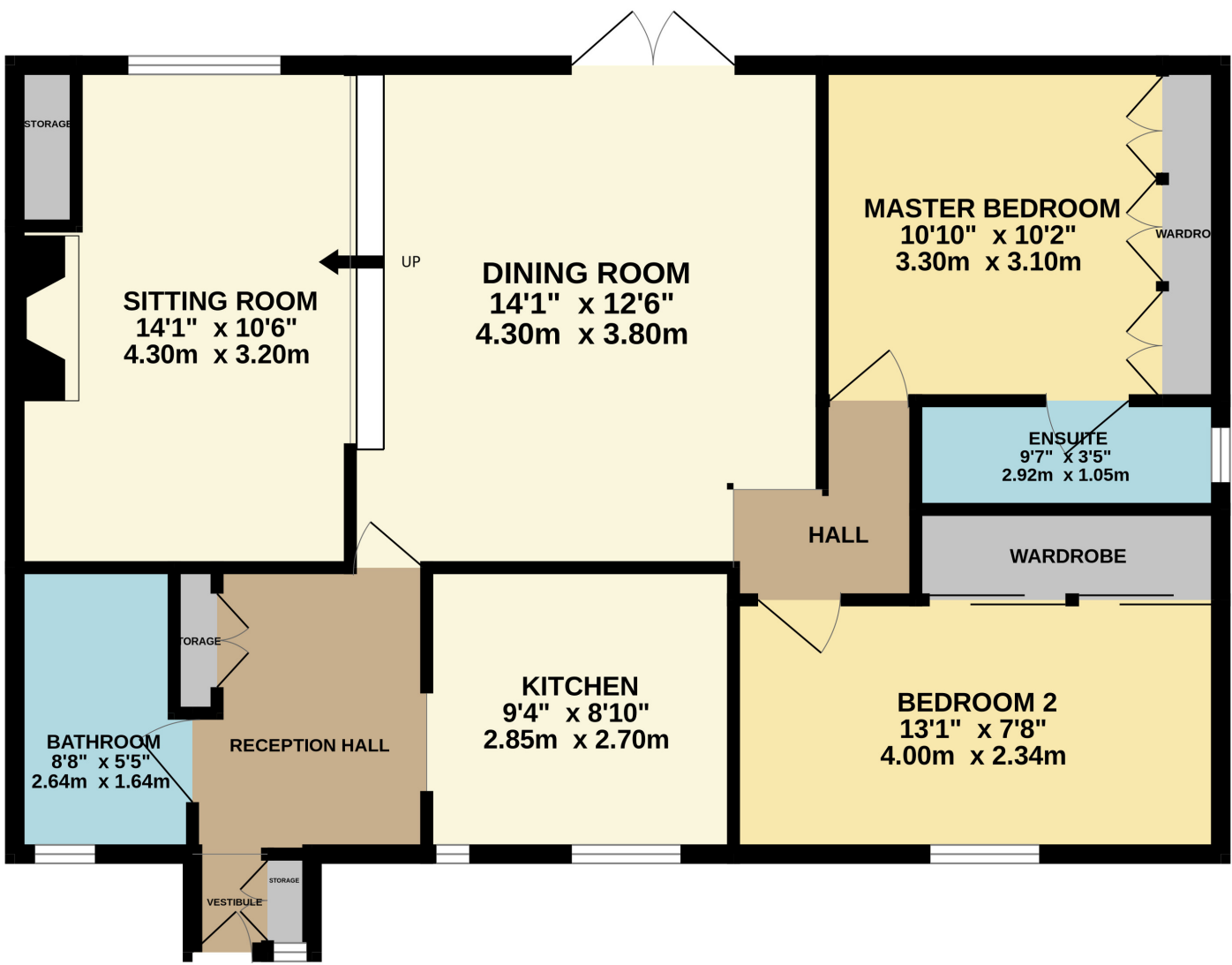
Heating

Gas central heating.

*NOTE

No guarantees or warranties given.

GROUND FLOOR



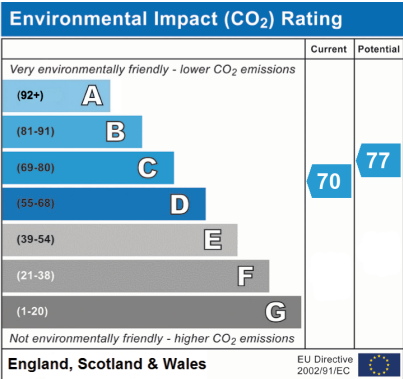
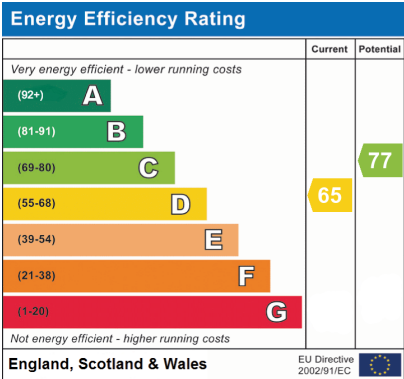
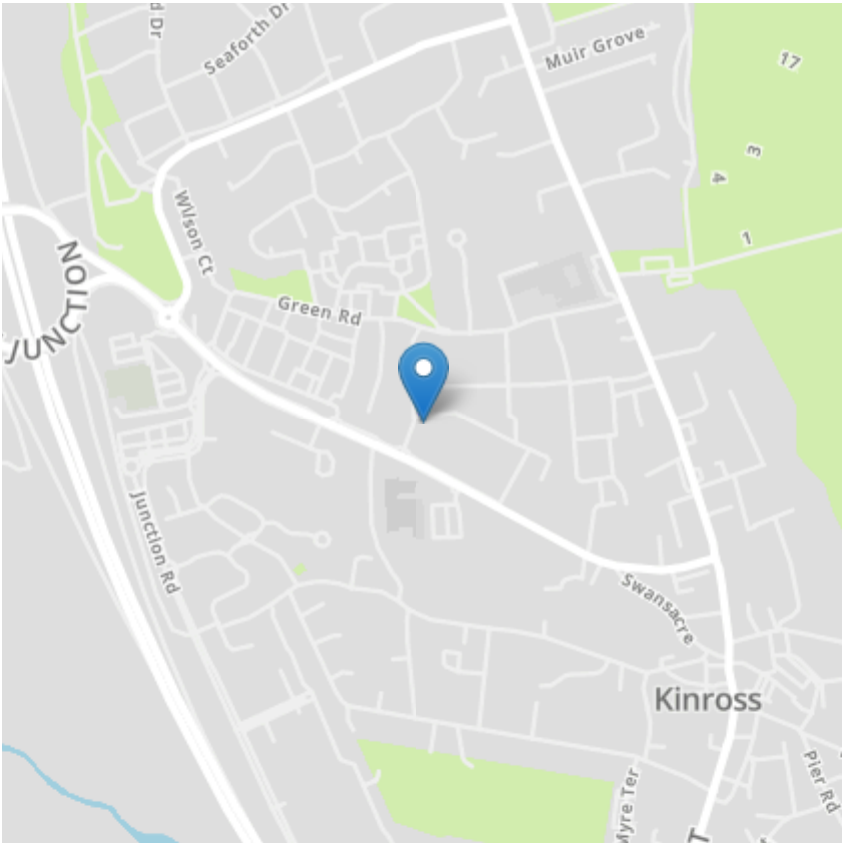
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

