

4, Ivy Garden
77 Muirs, Kinross



Law Location Life

4, Ivy Garden | 77 | Muirs | Kinross

A Luxury First Floor Apartment located in Ivy Garden just off Muirs in the centre of Kinross. One of only 6 apartments within this prestigious over 50's development, the property is finished to an extremely high standard throughout.

The property currently comprises; Entrance Hall, Sitting Room, Dining Kitchen, 2 Double Bedrooms and a Shower Room.

Additionally, the development boasts a secure entry phone system, communal entrance vestibule, communal reception hallway/sitting room and wc room, lift and communal gardens, visitors parking and garage.

Viewing is encouraged to appreciate the style and finish of this property and is strictly by appointment only.





Accommodation

Entrance Hallway

The entrance hallway provides access to the sitting room, dining kitchen, 2 double bedrooms, shower room and storage cupboard.

Sitting Room

A good sized reception room with windows to the front and side.

Dining Kitchen

The contemporary kitchen has storage units at base and wall levels, with pan drawers, worktops, ceramic sink and drainer, kitchen island with storage and a fixed dining table. Fitted appliances include oven, microwave, hob, extractor fan, washing machine, dishwasher and fridge freezer*. There are windows to the front and side.

Master Bedroom

The master bedroom has two fitted wardrobes and two windows to the side.

Bedroom 2

A further double bedroom with fitted wardrobe and window to the side.

Shower Room

The tiled shower room comprises; corner shower, wc, wash hand basin and chrome towel radiator. There is a window to the side and storage cupboard.

Communal Areas

The secure entry vestibule provides access into a large reception hallway/sitting area, with private storage cupboard, boiler room and communal wc room. There is a lift and doors providing access to the private garages.

Garage

Integral garage accessed from the communal hallway/sitting room. There is shelving, tumble dryer and chest freezer*, power and light and electric garage door to the front.

Parking

There visitors parking available to the front of the property.

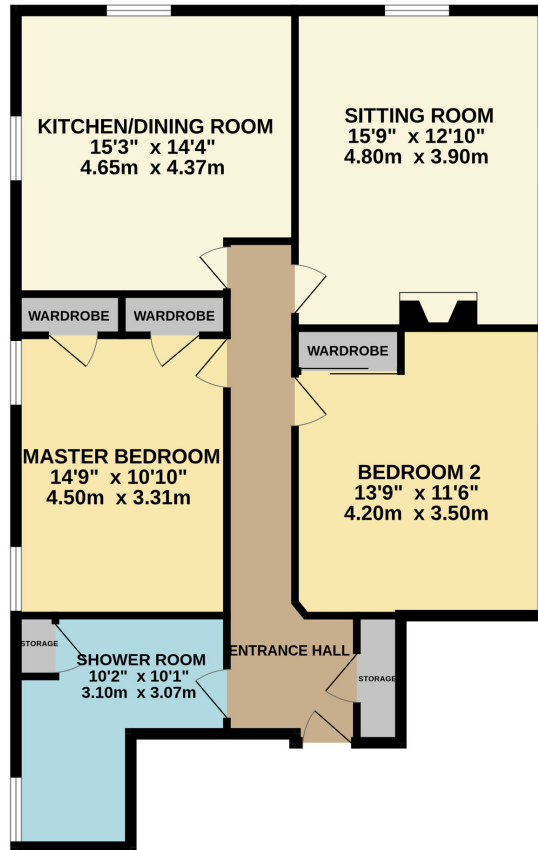
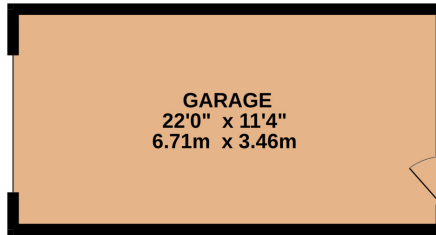
Heating

Gas central heating.

*Note

No guarantees or warranties for any of the appliances in the kitchen and garage.

GROUND FLOOR

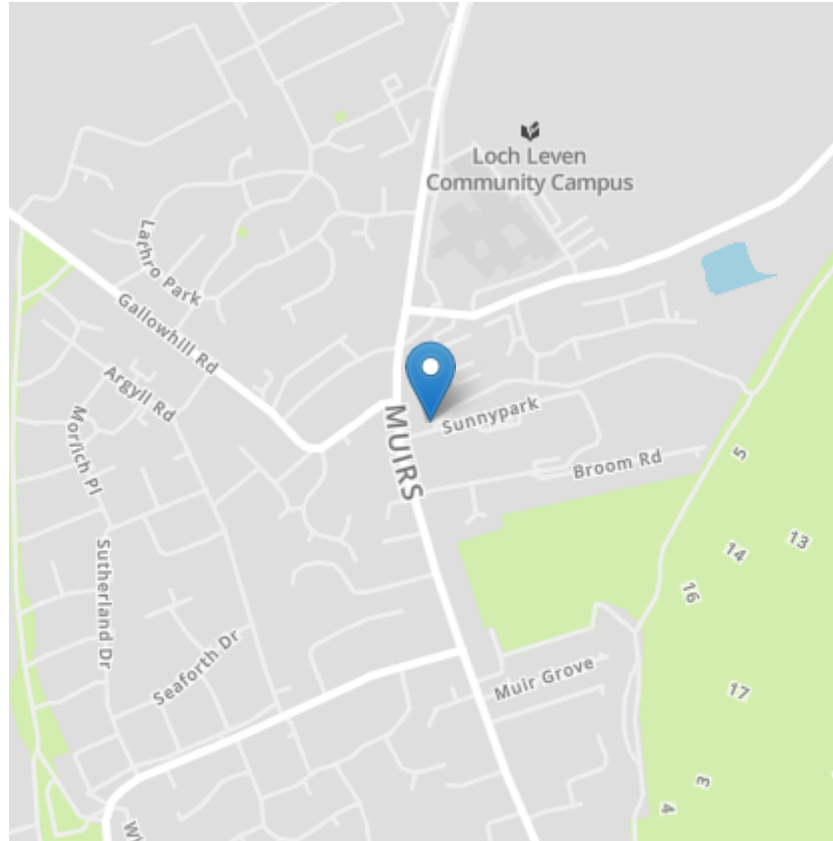






MUIRS, KINROSS - A BETTER PLACE TO LIVE

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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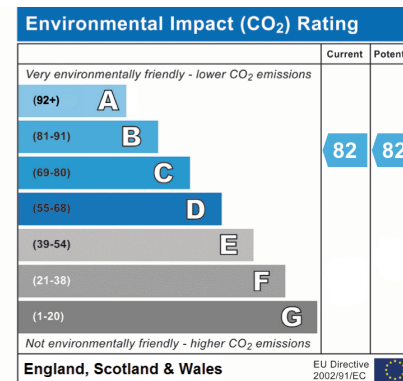
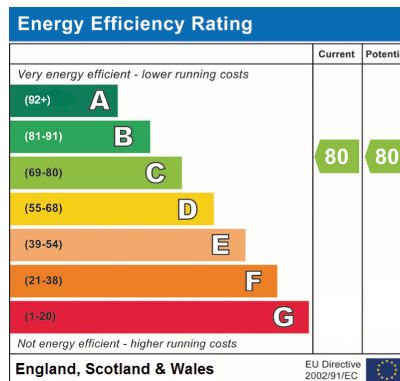
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Notes of Interest and Offers

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

