

2 Queens Crescent, Kinross



Law Location Life

2 | Queens Crescent | Kinross

A Delightful Terraced Bungalow, with deceptively spacious accommodation, situated in a sought after location, close to all local amenities in the heart of Kinross.

The beautifully presented accommodation comprises; Entrance Vestibule, Sitting Room, Kitchen, Hallway & further Rear Vestibule, Bedroom & Wet Room.

The property also benefits from attractive gardens to the front & rear.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the reception vestibule. There is Amtico flooring and a glass panel door providing access into the sitting room.

Sitting Room

The spacious and bright sitting room, is carpeted and has windows to the front, fire place and glass panel door providing access into the inner hallway.

Inner Hallway

The inner hallway has Amtico flooring and doors to the kitchen, master bedroom, wet room, storage cupboard and rear vestibule. There is a hatch to the partially floored attic, with Ramsay ladder.

Kitchen

A modern kitchen with ample storage units at base and wall levels, tiled flooring, worktops, splash back tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include, oven, combination microwave oven, electric hob and extractor fan, fridge/freezer, coffee machine, dishwasher and washing machine. There is a window to the rear.

Bedroom

A double bedroom with carpeted flooring, two fitted wardrobes and windows to the front.

Wet Room

A modern wet room which comprises; 'Mira Advance Flex' shower, wall hung wash hand basin, wall hung wc and chrome towel radiator. There is a window to the rear.

Rear Vestibule

The rear vestibule has Amtico flooring and doors to a deep storage cupboard and the rear garden.

Front Garden

This South facing patio garden is tiled for easy maintenance, with a border of flowers and plants and is overlooking the Queens Jubilee commemorative plaque. There is an electric sun canopy and plenty of space for garden furniture.

Rear Garden

The rear garden is enclosed and again paved, for easy maintenance. There are two garden sheds and ample space for additional garden furniture.

Heating

Gas Central Heating.

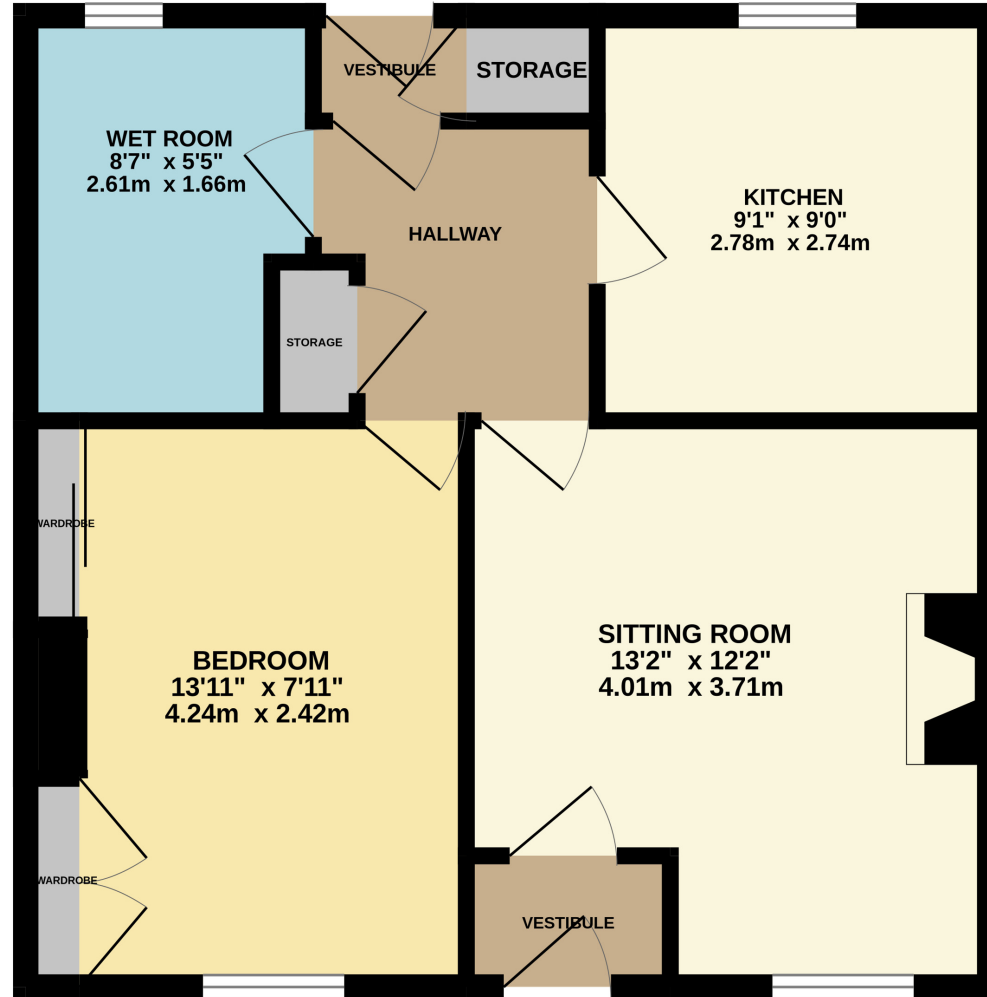
Parking

There is on street parking available close to the property.

Extras

All curtains, blinds, kitchen appliances, sun canopy and garden sheds.

GROUND FLOOR

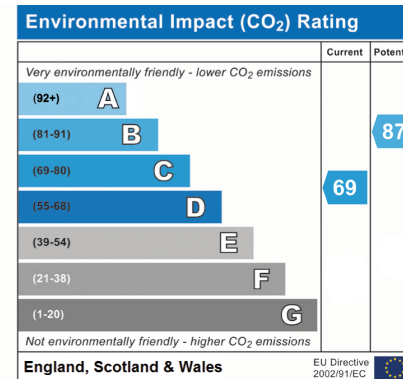
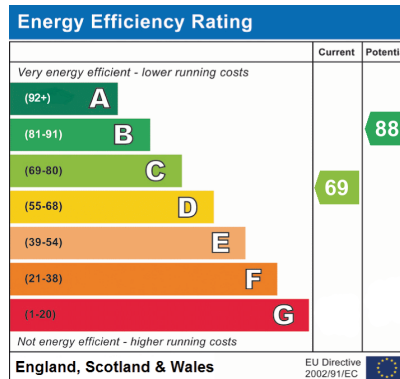
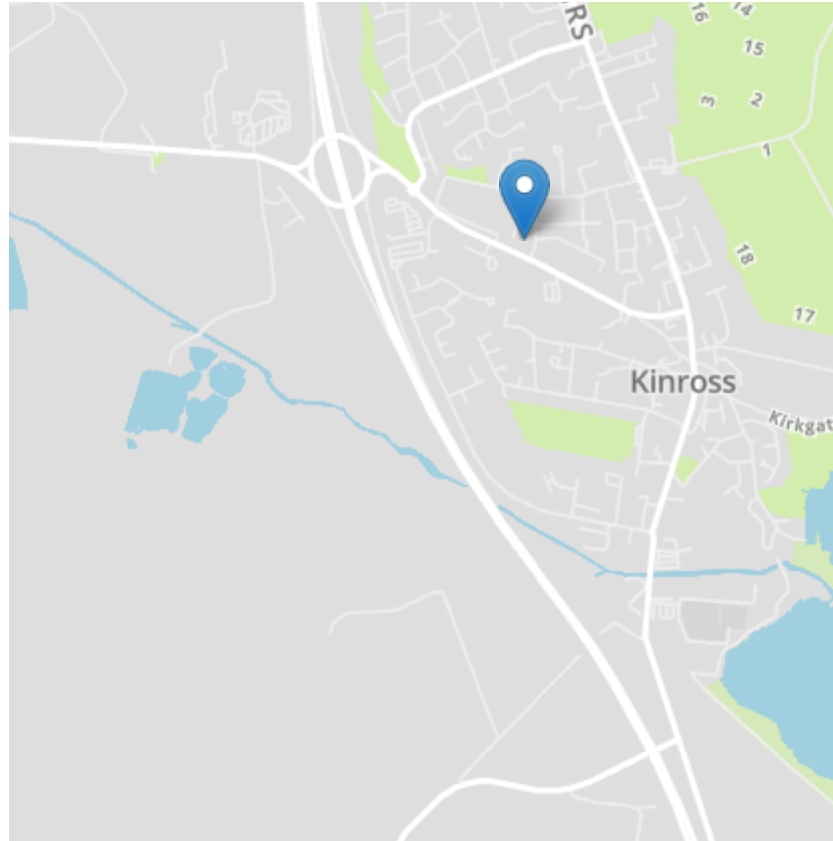






QUEENS CRESCENT, KINROSS - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the 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. Add to the mix a wide range of 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

