

34 Bowton Road, Kinross



Law Location Life

34 | Bowton Road | Kinross

Beautifully presented First Floor Apartment, ideal for First Time Buyers or Buy to Let Investors. Situated in the centre of Kinross, the property has been freshly decorated throughout and is offered in move in condition.

The accommodation comprises; Secure Communal Entry, Reception Hallway, Sitting Room, Kitchen, Bedroom and Shower Room.

The property further benefits from a shared communal garden area which incorporates a drying green, small allocated section of garden and ample parking to the front.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Secure Entry Hallway

Entry is from the rear via a secure entry system into the communal hallway with storage cupboard and staircase to the first floor.

Reception Hallway

The reception hallway is carpeted and provides access to the sitting room, kitchen, bedroom, shower room and hatch to the attic space. There is a window to the side.

Sitting Room

A good sized reception room with carpeted flooring and large window to the front.

Kitchen

A modern kitchen with storage cupboards at base and wall levels, worktops, splash back tiling and stainless steel sink and drainer. Fitted appliances include an oven, electric hob and extractor fan and there is space and plumbing for a washing machine and fridge/freezer. Additionally, there is vinyl flooring and a window to the side.

Bedroom

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

Shower Room

The shower room has vinyl flooring and comprises; shower, wash hand basin with storage, wc and chrome towel radiator. There is a window to the rear.

Gardens

The property has a small allocated garden area to the rear, with communal drying green.

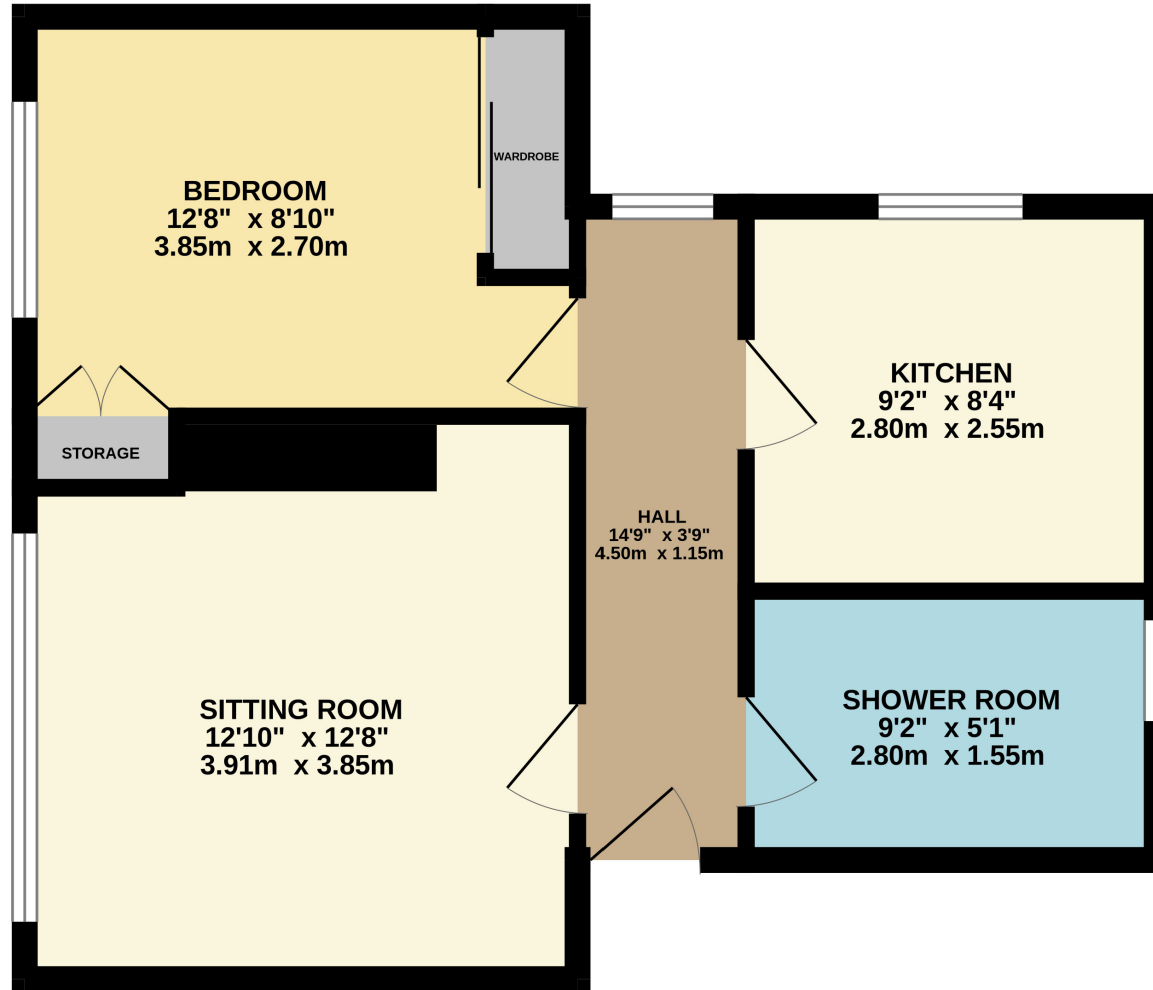
Parking

There is ample parking to the front.

Heating

Gas central heating.

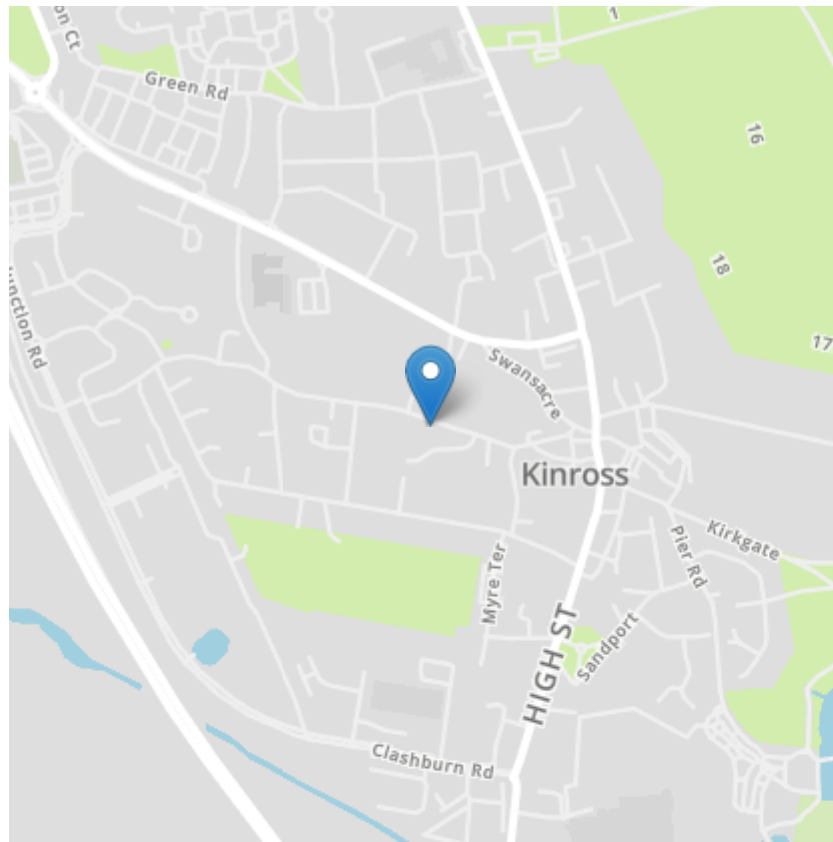
GROUND FLOOR





BOWTON ROAD, 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.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

