

12 Myre Terrace, Kinross



Law Location Life

12 | Myre Terrace | Kinross

Well presented, substantial First Floor Apartment, situated in a fantastic town centre location, close to all local amenities. The property would be ideal for First Time Buyers or Buy To Let Investors and offers spacious accommodation comprising;

Entrance Vestibule, Hallway, Sitting Room, Kitchen, 2 Bedrooms and Shower Room.

The property further benefits from a drying green, driveway parking space and gas central heating.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the rear via an external staircase, into the entrance vestibule. There is laminate flooring and open access into the hallway.

Hallway

The hallway is carpeted and provides access to the sitting room, 2 bedrooms, shower room and hatch to the attic space.

Sitting Room

An impressive reception room with high ceilings, ceiling rose and decorative cornice. Additionally there is a timber fireplace with gas coal effect fire, alcove with shelved cupboard below, window to the rear and door to the kitchen.

Kitchen

The kitchen is fitted with contemporary cupboards at base and wall levels, worktops, complimentary splash back tiling and stainless steel sink and drainer. Fitted appliances include oven, gas hob and extractor fan and there is a washing machine and fridge with freezer compartment. There is a window to the side and tiled flooring.

Master Bedroom

A double bedroom with window to the front and carpeted flooring.

Bedroom 2

Bedroom 2 has a fitted wardrobe with shelving, window to the front and carpeted flooring.

Shower Room

A fully tiled modern shower room comprising; corner shower, pedestal wash hand basin, wc and towel radiator. There is a window to the side.

Drying Green

There is a communal drying green to the side of the property.

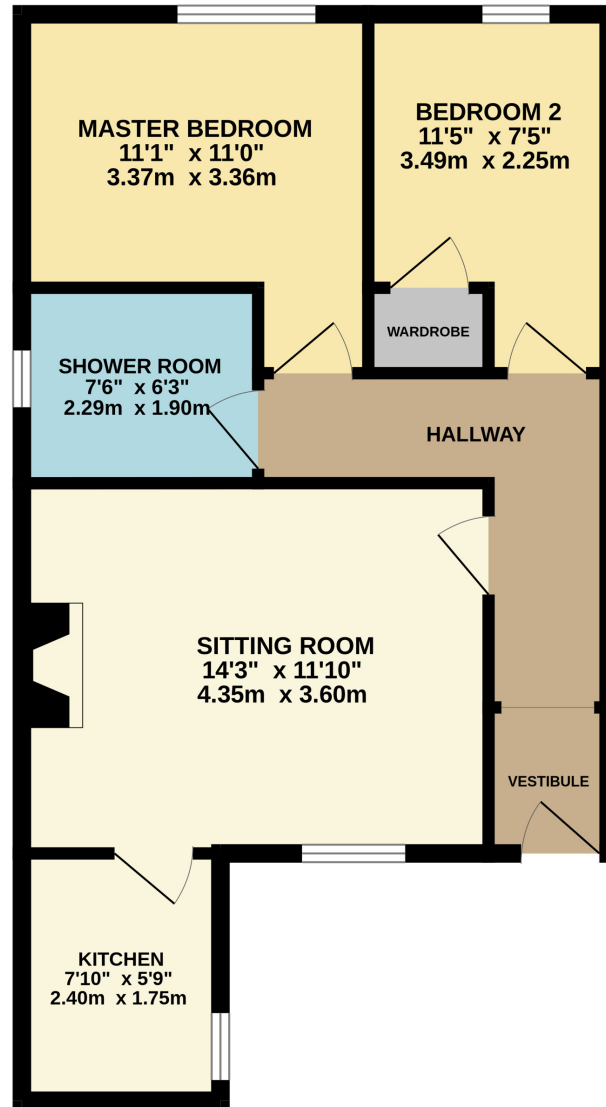
Driveway

There is a communal driveway to the side of the property.

Heating

Gas Central Heating.

GROUND FLOOR

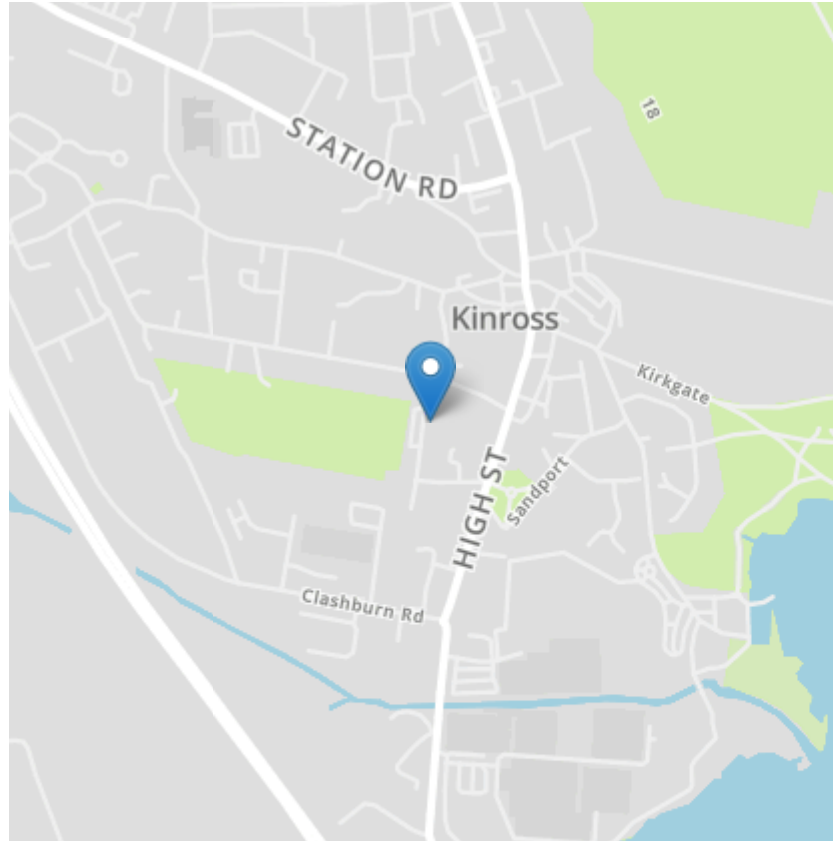






MYRE TERRACE, KINROSS - A BETTER PLACE TO LIVE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	75
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		62	77
England, Scotland & Wales		EU Directive 2002/91/EC	

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

