

54 Mcbain Place, Kinross



Law Location Life

54 | Mcbain Place | Kinross

An excellently located Mid-Terraced Villa in a much sought-after residential area.

The accommodation would be ideal for a First Time Buyer or Buy To Let Investor and comprises;

Entrance Vestibule, Sitting Room, Breakfasting Kitchen, 2 Double Bedrooms and Bathroom.

Externally, the property benefits from gardens to the front and rear and an allocated parking space.

Early viewing is highly recommended.





Accommodation

Entrance Vestibule

Entry is gained from the front into the reception vestibule. There is a door providing access into the sitting room and laminate flooring.

Sitting Room

A spacious room with laminate flooring and a window to the front. This room could also accommodate a small dining section. There is a door into the kitchen and direct access to the open stairway leading to the upper level, with a small under stair cupboard.

Breakfasting Kitchen

A good sized kitchen with fitted storage units at base and wall levels, 1 1/2 bowl sink and drainer, worktops and splash back tiling. Fitted appliances include, oven, gas hob and space and plumbing for other appliances. There is a fitted breakfast bar with seating for 4, vinyl flooring and window and door to the rear.

Upper Level

The open timber staircase provides access to the carpeted landing. There are doors to 2 double bedrooms and the bathroom. There is also a fitted storage cupboard and hatch to the loft space.

Bedroom 1

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

Bedroom 2

A further double bedroom which has carpeted flooring, window overlooking the rear garden and storage cupboard.

Bathroom

The bathroom has vinyl flooring and comprises; w.c, pedestal wash-hand basin and bath with electric 'Triton Ivory' shower over.

Gardens

The rear garden has a small lawn and patio area. The garden to the front, is also laid to lawn with a mixture of shrubs.

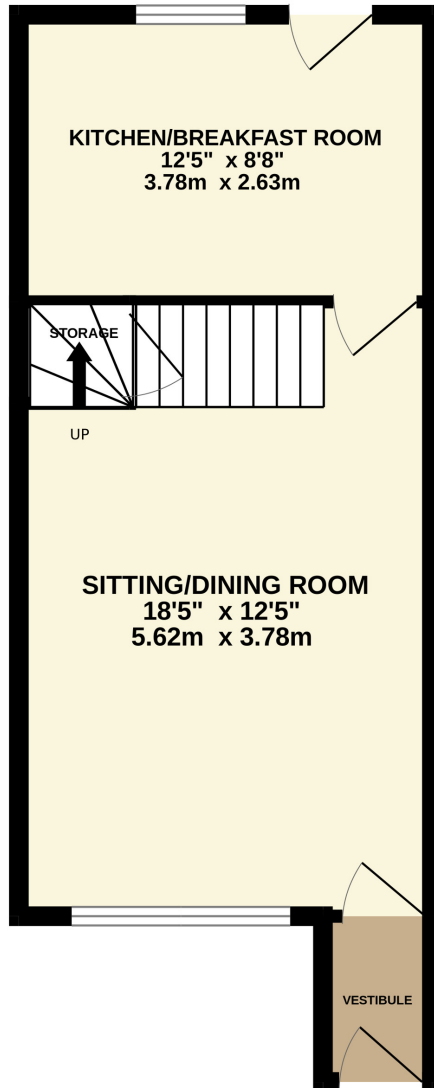
Parking

There is an allocated parking space close to the property with other parking nearby.

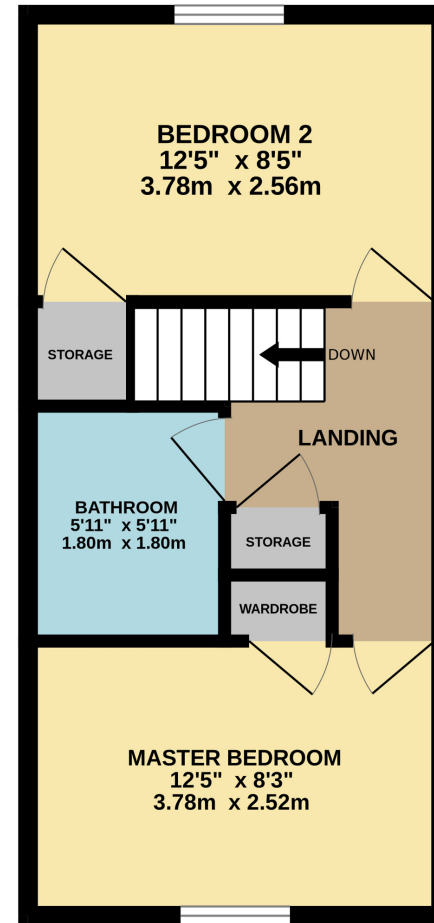
Heating

Gas Central Heating

GROUND FLOOR



1ST FLOOR

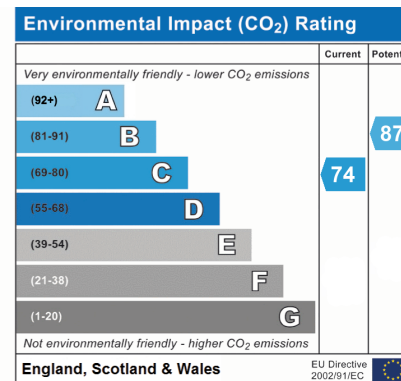
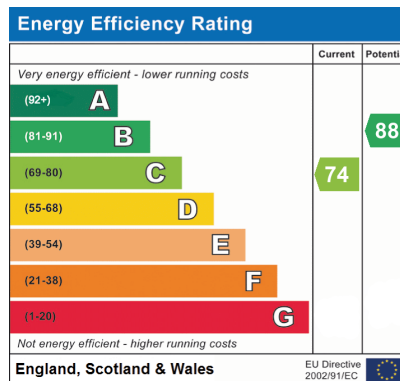
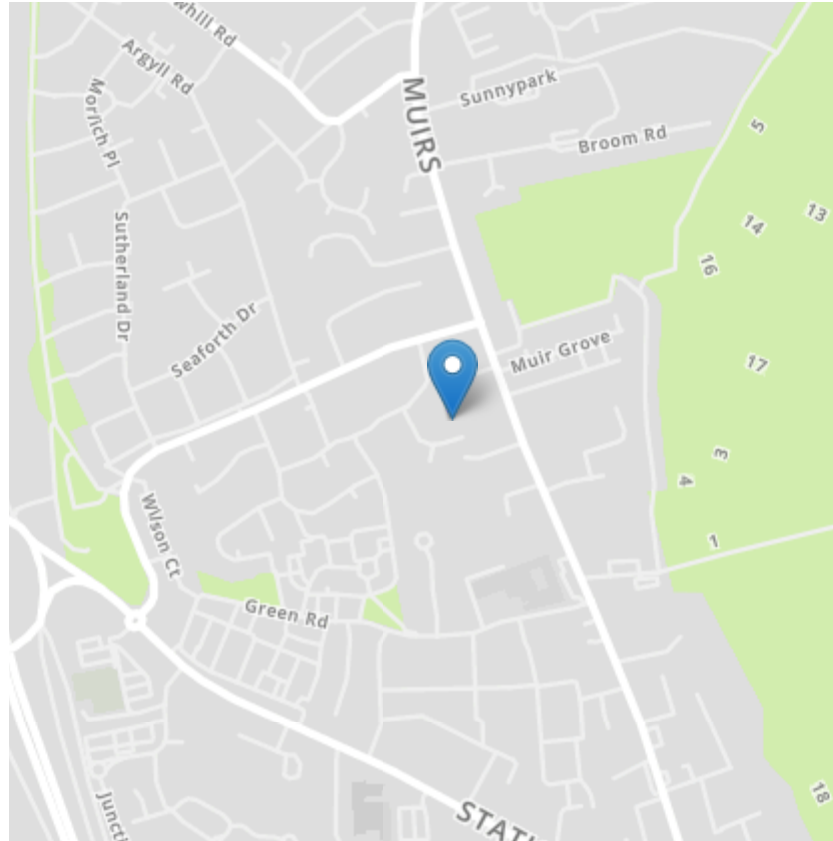






MCBAIN PLACE, KINROSS - A BETTER PLACE TO LIVE

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

