

7 Lomond Mews, Kinross



Andersons

Law Location Life

7 | Lomond Mews | Kinross

A Rare Opportunity to acquire this Ground Floor Apartment, with large Private South Facing Rear Garden and Garage.

Situated only a few minutes walk from Kinross Town Centre, the property would benefit from some cosmetic upgrading, but offers great sized accommodation, in a sought after location.

The property comprises; Communal Entrance Hallway, Entrance Vestibule, Hallway, Dining Kitchen, Sitting/Dining Room, 2 Bedrooms and Shower Room.

Externally there are gardens to the front and rear and garage.

Viewing is highly recommended.





Accommodation

Communal Entrance Hallway

Entry is from the side into the communal entrance hallway.

Entrance Vestibule

The carpeted entrance vestibule provides access into the hallway.

Hallway

The carpeted hallway has doors to the sitting/dining room, dining kitchen, 2 bedrooms, shower room and 2 large storage cupboards.

Sitting/Dining Room

A great sized reception room with carpeted flooring and sliding patio doors into the private rear garden.

Dining Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling and stainless steel sink and drainer. There is space for a cooker/hob and other appliances, laminate flooring and a window to the rear.

Master Bedroom

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

Bedroom 2

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

Shower Room

The shower room comprises; wc, pedestal wash hand basin and low-level shower tray with mixer shower. There is a window to the front.

Gardens

A fantastic feature of this property is the stunning private rear garden. It is South facing with lawn area, paved patio and is filled with an array of mature plants, trees, shrubs and flowers. There is a door providing access into the communal hallway. Please note the neighbour also has a right of access to their garden via the communal hallway door.

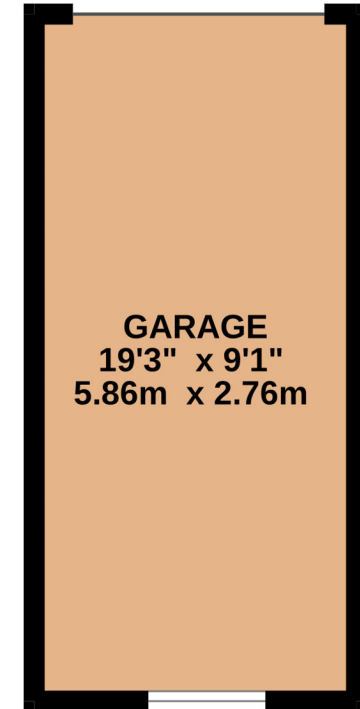
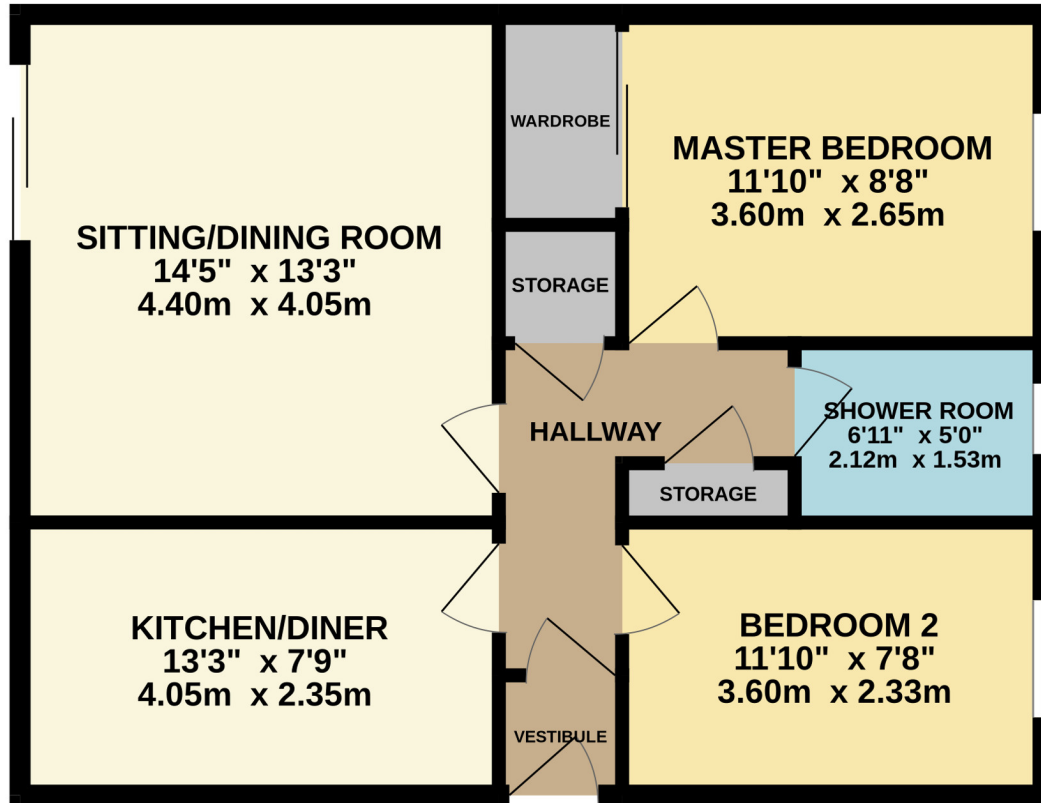
Garage

The property has a garage to the front of the property with up and over door to the front and window to the rear.

Heating

Gas central heating.

GROUND FLOOR



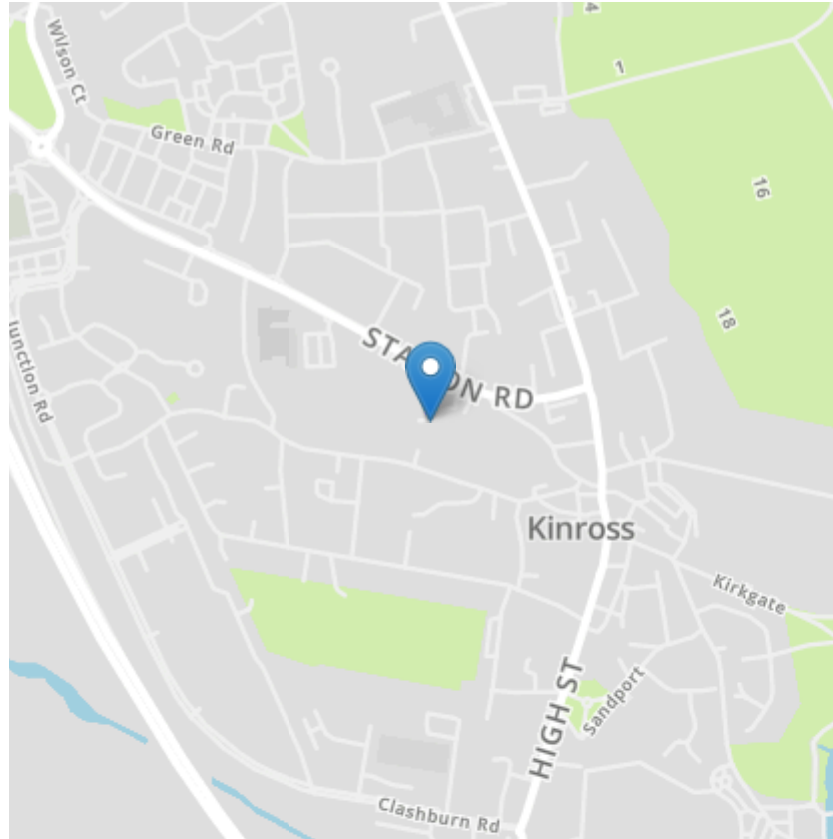
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOMOND MEWS, KINROSS - A BETTER PLACE TO LIVE

The sought after 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, 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.



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			
England, Scotland & Wales		74	79
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			
England, Scotland & Wales		75	82
EU Directive 2002/91/EC			

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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

