



Estate Agents and Solicitors

Flat 4 Old Mill Apartments, Mill Street, Kinross, KY13 8FY

Immaculately Presented and Spacious, One-Bedroom, Ground-Floor Apartment

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Property Description

Immaculately presented and spacious, one-bedroom, ground-floor apartment, forming part of a period, stone-built conversion. Enjoying an end-of-cul-de-sac position, on a quiet side street, in the heart of the historic and sought-after town of Kinross, Kinross-shire.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a double bedroom and a family bathroom.

Highlights include a high-quality kitchen, with a full range of integrated appliances, a stylish bathroom with a separate shower, modern lighting and solid oak flooring.

With light, tasteful decor throughout, there is also excellent storage provision, solid oak doors, gas central heating and double-glazed sash and case windows.

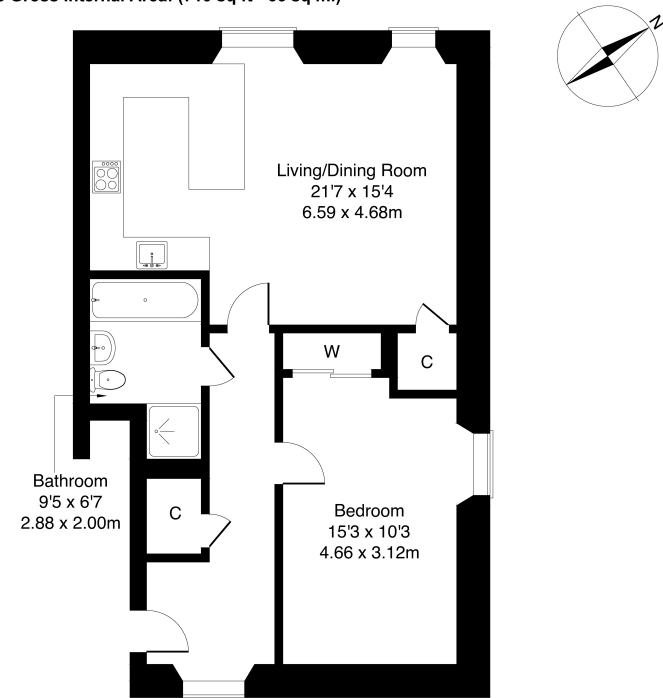
The development includes a secure entry system and a well-maintained, shared hall, whilst there is ample, unrestricted street parking to the front.

A welcoming entrance hall, with storage, is finished with light, neutral decor and solid oak flooring, which continues into the home's well-proportioned open-plan kitchen/living/dining room. Filled with natural light from twin, sash and case windows, the tastefully presented space offers a versatile floorplan for both lounge and dining furniture, and incorporates built-in storage, a well-equipped, modern kitchen and a breakfast bar. A full range of integrated appliances includes a double oven, a five-burner gas hob, a stainless-steel canopy, a fridge, a freezer, a dishwasher, a wine cooler and a washing machine.

A double bedroom benefits from integrated wardrobe storage and offers plenty of space for both freestanding bedroom and home office furnishings.

Completing the accommodation, a stylish bathroom comprises a three-piece suite, a glazed, recessed shower cubicle, a chrome, ladder-style radiator and tiled splash walls and flooring.

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Estate Agents and Solicitors Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

A traditional county town of the historic county of Kinross-shire, the town of Kinross is set amid lovely open green spaces and Loch Leven, the largest loch of the Scottish lowlands. The town offers superb outdoor recreation activities such as a golf course, walking and cycling trails. A good range of local shopping and amenities includes a Sainsbury's, a butcher's, hairdressing salons, a post office and a medical practice. The town also offers a good choice of eateries, including a number of restaurants and coffee shops. Nearby Dunfermline offers further facilities with a

large retail park, an ASDA superstore, a leisure park with an Odeon cinema, and theatre and sports facilities. The area is well served for schooling at all levels with multiple primaries in the area and secondary schooling at Kinross High School. Kinross is well-placed for commuting as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth and Dunfermline, as well as providing excellent public transport with regular bus services to the main neighbouring towns.





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