

# 59 Montgomery Street, Kinross



Law Location Life

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A Unique and Rarely Available Extended Cottage Flat, located in the heart of Kinross, close to all local amenities and situated on a large plot with South facing private rear garden and large enclosed driveway.

Requiring upgrading, this property boasts a flexible layout, with great sized rooms and potential for further extension and possible division, for use as separate accommodation/granny annexe (subject to planning).

The accommodation currently comprises; 2 Reception Vestibules, Sitting/Dining Room, Dining Kitchen, Pantry, Inner Hallway, Master Bedroom, 3 further Bedrooms, Lounge/Bedroom 5 and Shower Room.

Additionally the property benefits from gas central heating, large South facing rear garden, large enclosed driveway and timber workshop.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibules

There are two entrance vestibules to the front. The main door entrance provides access into a mosaic tiled vestibule with door providing access into the hallway. The second entrance is into a tiled vestibule with window to the rear and door to the side providing access into the sitting/dining room.

### Sitting/Dining Room

A large carpeted reception room with window to the front and doors providing access to the dining kitchen, pantry and inner hallway. There is a fireplace with coal effect electric fire.

### Pantry

The pantry has a tiled floor, window to the front and storage units.

### Dining Kitchen

A large dining kitchen with vinyl flooring, storage units at base and wall levels, worktops, splash back tiling and stainless steel 1 1/2 bowl sink and drainer. There is a double fitted oven, gas hob, fridge\*, freezer\*, washing machine\* and tumble dryer\*. There is ample space for a dining table, windows to the front and side and door to the side into the rear garden.

### Inner Hallway

A carpeted inner hallway providing access to the bedrooms, shower room, large storage cupboard and main door reception vestibule.

### Master Bedroom

A double bedroom with carpeted flooring, two windows to the rear and recess with storage.

### Bedroom 2

A double bedroom with two windows to the front and carpeted flooring.

### Bedroom 3

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

### Bedroom 4

A carpeted single bedroom with window to the rear.

### Bedroom 5/Lounge

A versatile room, currently utilised as a second reception room, but could be used as a large 5th bedroom. There are two windows to the rear, carpeted flooring, fireplace with electric fire and shelved recess.

### Shower Room

The shower room has vinyl flooring and comprises; fitted wash hand basin with storage, wc and shower cubicle. There is a window to the front.

### Garden

Set in a large enclosed South facing garden, there are patio areas, lawn, mature trees, plants and shrubs. The garden is open to the driveway area.

### Driveway & Timber Workshop

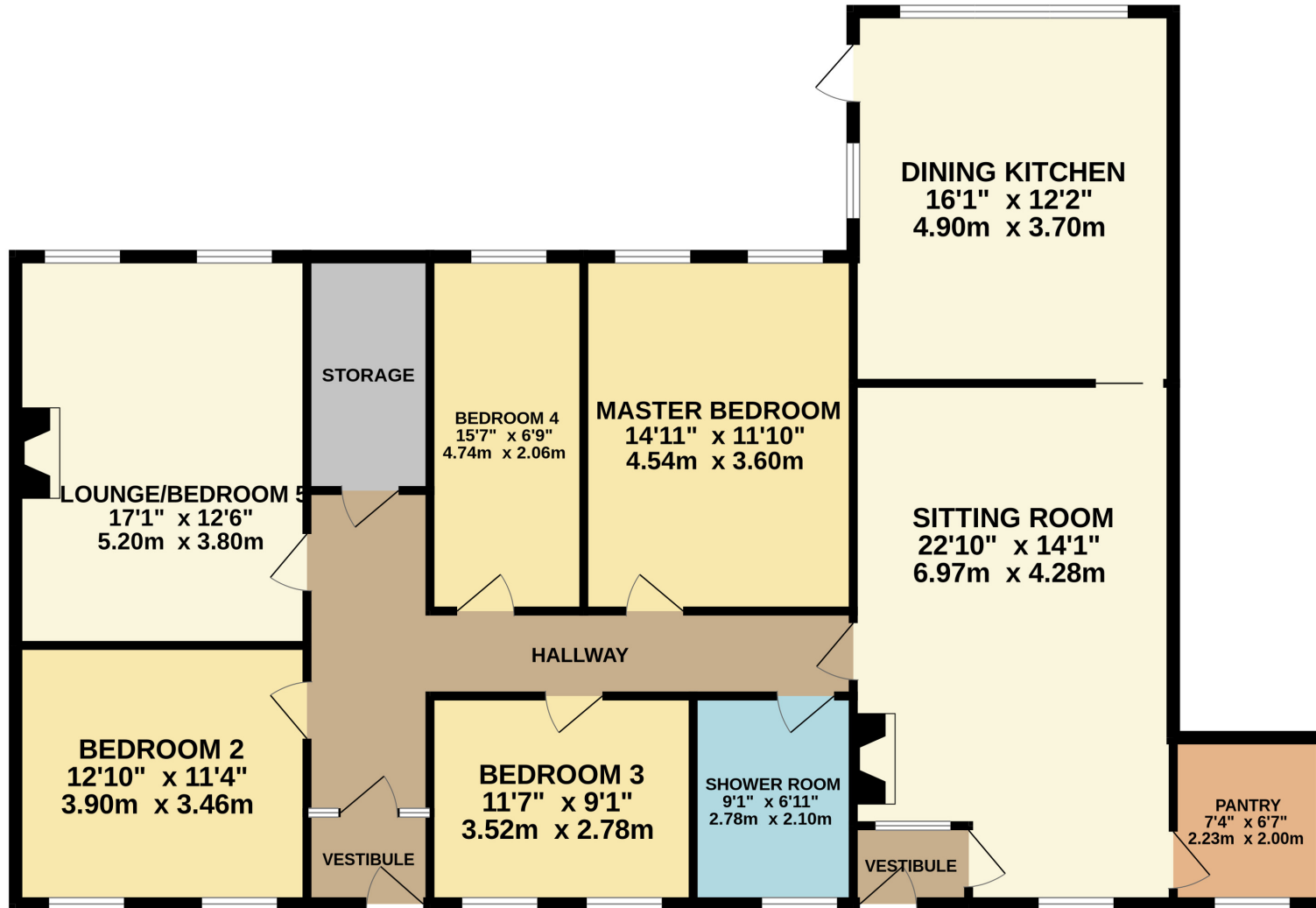
The gated driveway is to the side of the property and enclosed with open access into the garden. There is space for 6 vehicles. There is a large timber workshop/shed.

### Heating

Gas Central Heating.

\* No guarantees or warranties with these items

# GROUND FLOOR

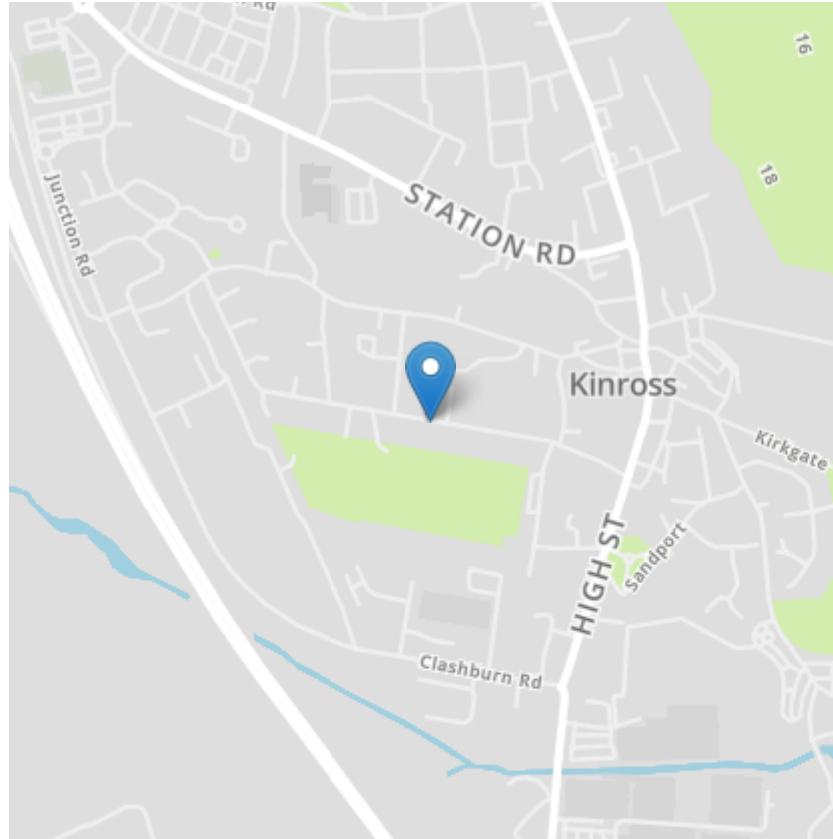






# MONTGOMERY STREET, KINROSS - A BETTER PLACE TO LIVE

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		64	76
England, Scotland & Wales		EU Directive 2002/91/EC	

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#### Partners

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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

