

6 Rannoch Place, Kinross



Andersons

Law Location Life

6 | Rannoch Place | Kinross

A superb Extended Semi Detached Villa situated in a sought after residential area in the heart of Kinross, close to schools and all local amenities.

The spacious accommodation would benefit from some cosmetic upgrading and comprises; Porch, Sitting Room, Dining Room, Kitchen, Inner Hallway, WC Room, 3 Bedrooms & Shower Room.

Externally the property has gardens to the front and rear and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Porch

Entry is from the side into the porch. There are windows to the front and side and door into the sitting room.

Sitting Room

A fantastic sized reception room with large window to the front, open access into the dining room, gas fire and staircase to the upper level.

Dining Room

A second reception room with window to the side, sliding glass hatch into the kitchen and door to the inner hallway.

Inner Hallway

The inner hallway provides access into the kitchen, wc room and door to the side into the garden.

Kitchen

The kitchen has storage units at base and wall levels, worktops and space for a cooker/hob, fridge freezer, dishwasher and washing machine. There is a large window to the rear, overlooking the garden.

WC Room

The wc room comprises; wc and wall hung wash hand basin. This room also houses the boiler and there is a window to the rear.

Upper Level Landing

The upper level landing has a window to the side and doors providing access to 3 bedrooms, shower room and storage cupboard. There is a hatch to the attic space.

Master Bedroom

The master bedroom has a fitted storage cupboard and window to the rear.

Bedroom 2

A further double bedroom with window to the front.

Bedroom 3

A single bedroom with fitted storage cupboard and window to the front.

Shower Room

The shower room comprises; wc, pedestal wash hand basin, shower with 'Mira Advance' electric shower and window to the rear.

Gardens

The rear garden is low maintenance with large patio areas and a small lawn. There is a large timber shed. The front garden is mainly laid to lawn with borders of flowers and shrubs.

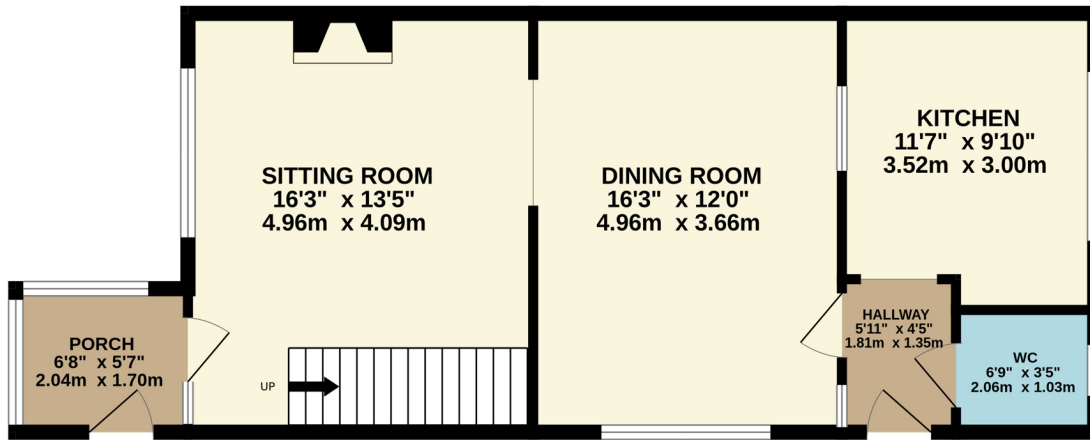
Driveway

The property has a good-sized driveway to the side of the property.

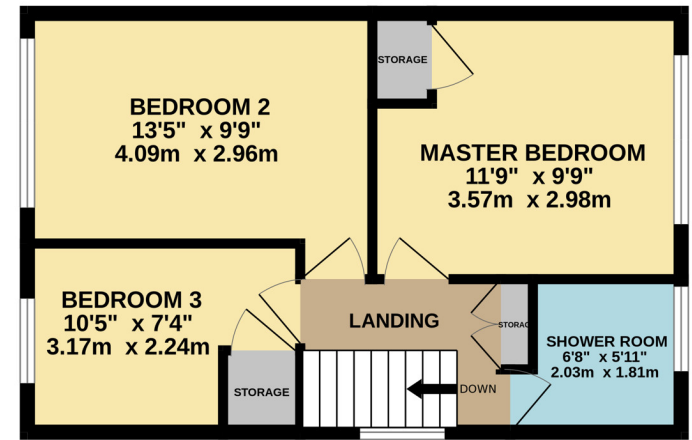
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



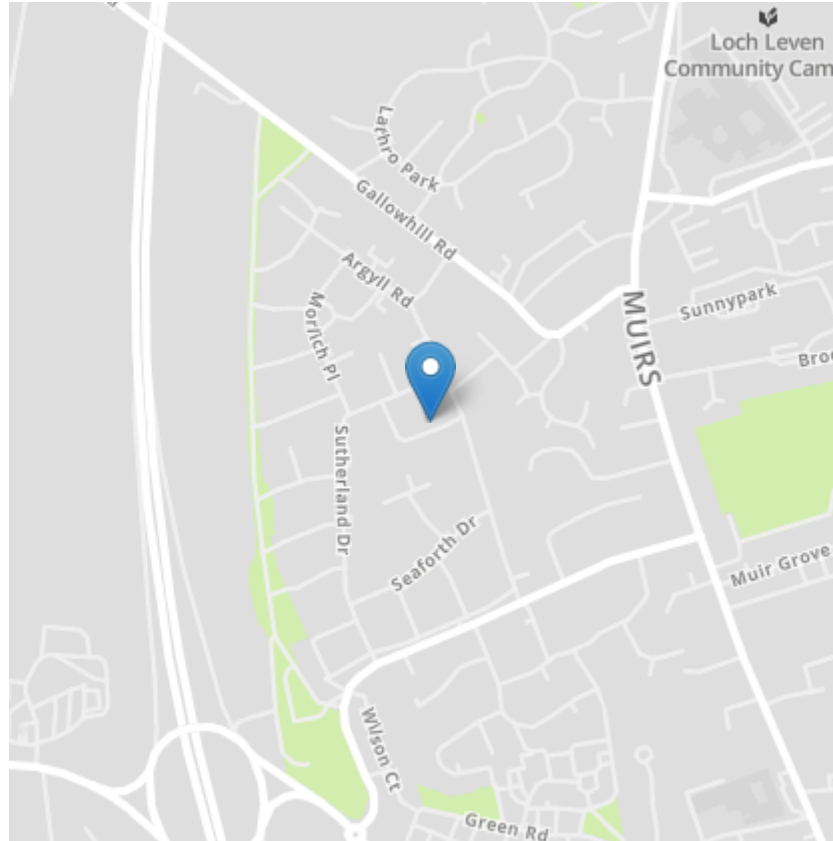
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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RANNOCH 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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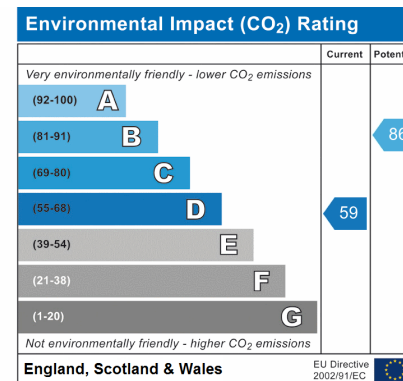
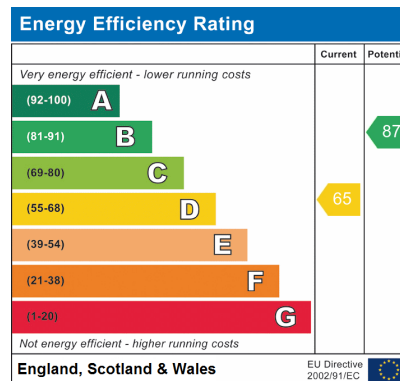
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Notes of Interest and Offers

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

