

# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*



**51 Montgomery Street, Kinross, KY13 8EB**  
**Fixed Price £250,000**





Individually designed detached bungalow enjoying a very convenient location close to all local amenities and offering well proportioned family accommodation. Entrance Hall, Lounge/dining room, Attractive kitchen, Utility room, Mid hall, 3 Bedrooms, Bathroom. Gas central heating. Double glazing. Garage with driveway & parking area. Ideal location for commuting. Further garage to rear. Modern decor. Ideal family home. Ideal retirement home. EPC - D. Council tax - E. Freehold.

## LOCATION

The town of Kinross offers a good range of shops, restaurants, cafes, coffeeshops and other facilities. There is a 'park and Ride' service to Edinburgh and bus links to the major towns and cities. Frequently topping 'Best Places to Live' surveys, the area is a popular commuter location given its geographical location. 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.

## PROPERTY - DETACHED BUNGALOW

- Hall
- Lounge/dining room
- Attractive fitted kitchen
- Utility room
- 3 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Small garden to rear
- Garage with driveway/parking
- Further garage to rear
- Modern decor

## ACCOMMODATION

### Hall

With door leading to lounge/dining room.

### Lounge/Dining room 5.5 m x 4.5 m / 18'1" x 14'9"

This is a superbly proportioned lounge/dining room. Door to kitchen. Door to mid hall. Side and Rear.

### Kitchen 3.90 m x 2.40 m / 12'10" x 7'10"

An attractive kitchen. Door to Utility room. Front.

### Utility Room 2.40 m x 2.30 m / 7'10" x 7'7"

A utility room is a very handy room in any family home. Door to front.

### Mid hall 6.40 m x 1.70 m / 21'0" x 5'7"

The mid hall has doors leading to 3 bedrooms and bathroom. 2 Storage cupboards. Front.

### Bedroom 1 3.70 m x 3.10 m / 12'2" x 10'2"

A good sized double bedroom. Built in wardrobe. Rear.

### Bedroom 2 3.70 m x 2.70 m / 12'2" x 8'10"

Another good sized double bedroom also has a built in wardrobe. Rear

### Bedroom 3 3.70 m x 2.10 m / 12'2" x 6'11"

The third bedroom also enjoys the benefit of a built in wardrobe. Rear.

### Bathroom 2.10 m x 1.90 m / 6'11" x 6'3"

The bathroom is fitted with a white suite and has a shower set over the bath. Wet wall panelling. Front.

### Gardens

The property has garden areas to the front and rear. The front garden has been mainly given over for off street parking. The small rear garden is fully enclosed.

### GARAGE/DRIVEWAY

There is a single detached garage to the front of the property accessed via red chipped driveway. There is a further garage to the rear of the property.

### HEATING

Gas central heating.

### GLAZING

Double glazing.

### EXTRAS

All the fitted carpets and blinds are included in the sale price.

### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.

### SOLD AS SEEN

This property is being sold in its present condition and no warranties will be given to any purchaser regarding the existence or condition of the services, any heating, or any other system within the property. Accordingly prospective buyers should bear this in mind when formulating their offers. NO Warranties/Guarantees given























## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

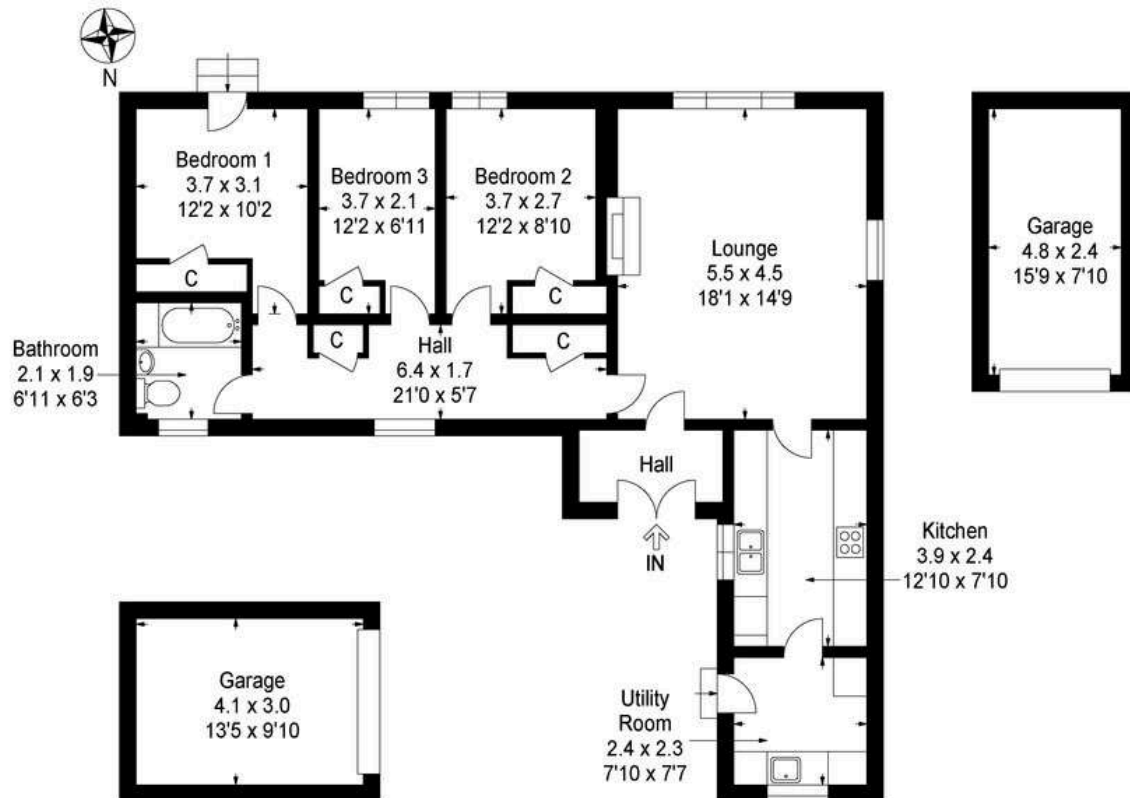
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact Lee-Anne Smith at Ross & Connel on 01383 721156

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**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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