

Simple Approach



Estate Agents



**14 Viewfar Road, Kinross  
Kinross-Shire KY13 9YB**

**Offers over £83,000**

Simple Approach are delighted to welcome this very well presented ground floor flat on Viewfar Road to the residential market. Set in the heart of the ever desirable location of Milnathrot, this lovely property could not be better situated for its locality to all amenities found in the village without compromising its tranquil setting. Each well proportioned living space has been tastefully decorated, comprising; an entrance hallway, a sizable kitchen with ample storage space, a bright and spacious lounge, two sizable bedrooms and a fresh white shower room. This property comes to the market in move-in condition and would be the perfect purchase for any first time buyer or investor looking for a well located property with added benefits of gas central heating, double glazing, ample storage space, ample parking and a substantial private rear garden. Viewing is highly recommended to appreciate the full package on offer, with particular note to the overall space and excellent village location.

**Lounge**

14'4" x 13'9" (4.39 x 4.21)

**Kitchen**

11'8" x 8'9" (3.58 x 2.67)

**Bedroom**

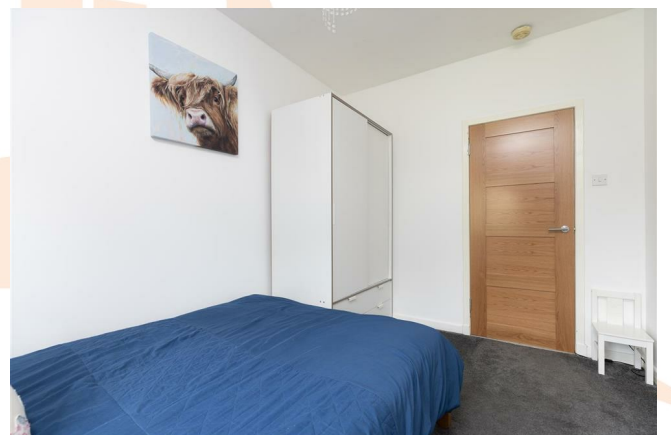
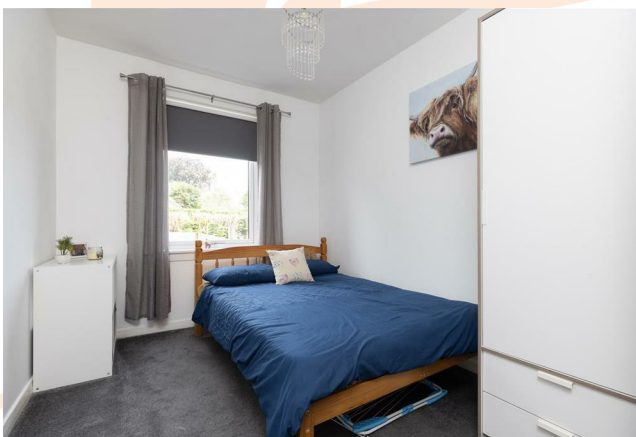
13'8" x 10'3" (4.19 x 3.13)

**Bedroom**

13'8" x 14'2" (4.19 x 4.32)

**Bathroom**

7'5" x 6'3" (2.28 x 1.91)

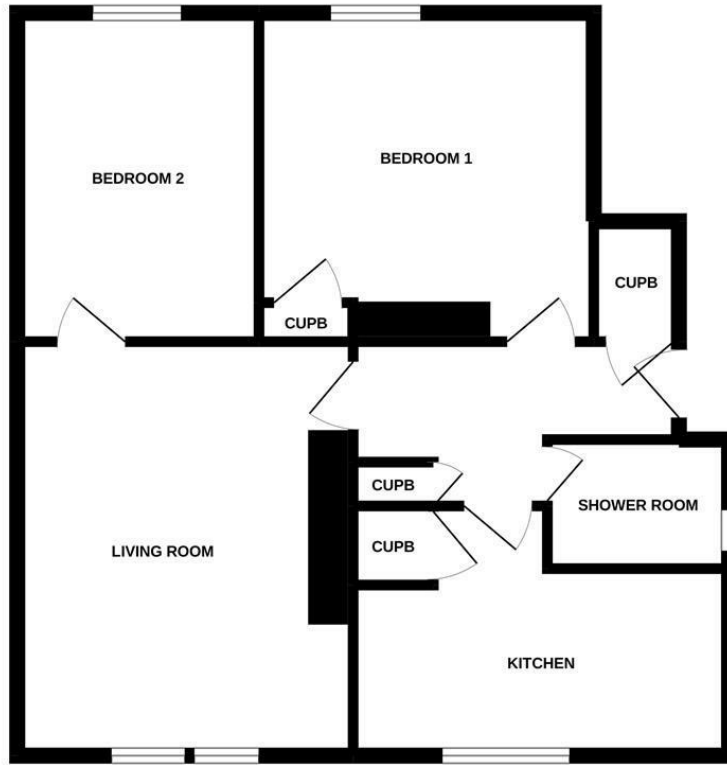




- Well Presented Ground Floor Flat
- Gas Central Heating & Double Glazing
- Excellent Village Location
- Two Sizable Bedrooms
- Private Rear Garden
- Bright & Spacious Lounge
- Ample Parking



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	77
(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			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(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			
<b>Scotland</b>		EU Directive 2002/91/EC	