





McEwan Fraser Legal

Solicitors & Estate Agents

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# 14 Ochil View

KINROSS, PERTHSHIRE, KY13 8TN













## THE LOCATION

Ochil View sits in a calm residential area of Kinross and within walking distance of most amenities. Oft quoted as being the “best place to live”, Kinross-shire, is a beautiful county bordered by Perthshire to the north, Fife to the East and South and Clackmannanshire to the West. Set amidst gently rolling hills it is the ideal location for hillwalking, golf, cycling, fishing, bird watching or just relaxing and enjoying the beauty of Scotland. The county town, Kinross, is situated at junction 6 on the M90 providing easy access from Edinburgh, Glasgow, Dundee, and Perth. A “park and ride” services make travelling throughout east-central Scotland easily viable on a daily basis with many making the commute to Dunfermline or Edinburgh from here.

Known as the gateway to the Highlands, Kinross-shire nestles around the stunning shores of Loch Leven. For a small county, Kinross-shire is rich in history and natural beauty. Excellent schooling is available at both primary and secondary level.












## THE PROPERTY

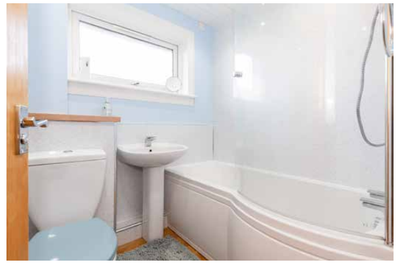
Part Exchange is available. 14 Ochil View represents a superb opportunity to obtain a home in an established residential area of Kinross.

This end terraced home offers two good-sized bedrooms, lounge diner, kitchen, and bathroom. The lounge features a chimney breast with a wall hung electric fire. The room is carpeted for comfort and there is ample space for a dining table and chairs. Dual aspect to the gardens keeps this room bright and airy. The kitchen holds a range of wall and floor mounted units and is plumbed for a washing machine. The hall has a large walk-in store and a carpeted stair rises to the bedrooms and bathroom. The master bedroom benefits from built-in storage.

Externally there are gardens front and back.

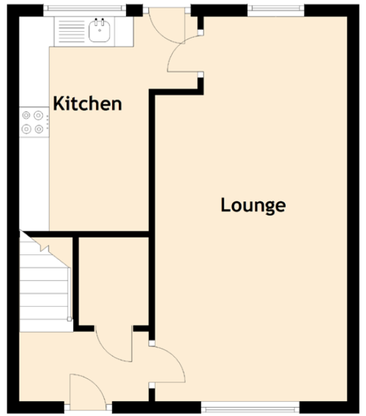












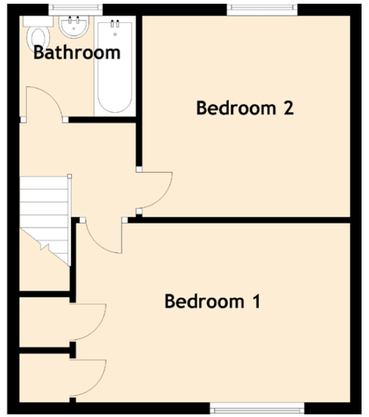







Image credit: https://www.ordnancesurvey.co.uk/osmaps/

## THE DETAILS

Approximate Dimensions
(Taken from the widest point)

| | |
|---|---|
| Lounge | 6.38m (20'11") x 3.19m (10'6") |
| Kitchen | 3.56m (11'8") x 2.96m (9'9") |
| Bedroom 1 | 4.56m (15') x 2.98m (9'9") |
| Bedroom 2 | 3.46m (11'4") x 3.35m (11') |
| Bathroom | 1.94m (6'4") x 1.68m (5'6") |

Gross internal floor area ($m^2$): $70m^2$

EPC Rating: C







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**Part Exchange Available**

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