




McEwan Fraser Legal
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4 Bowton Road
KINROSS, KY13 8EQ

LOCATION



Bowton Road sits in a popular, residential area of Kinross and within walking distance of most amenities including the primary school and nursery and Sainsbury's supermarket. Often 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 town High Street has recently undergone major improvements.



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BOWTON ROAD

This three bedroom semi-detached villa represents a superb opportunity to acquire a good-sized home with space and potential. Offering excellent value for money, this well presented home benefits from spacious accommodation over two floors.

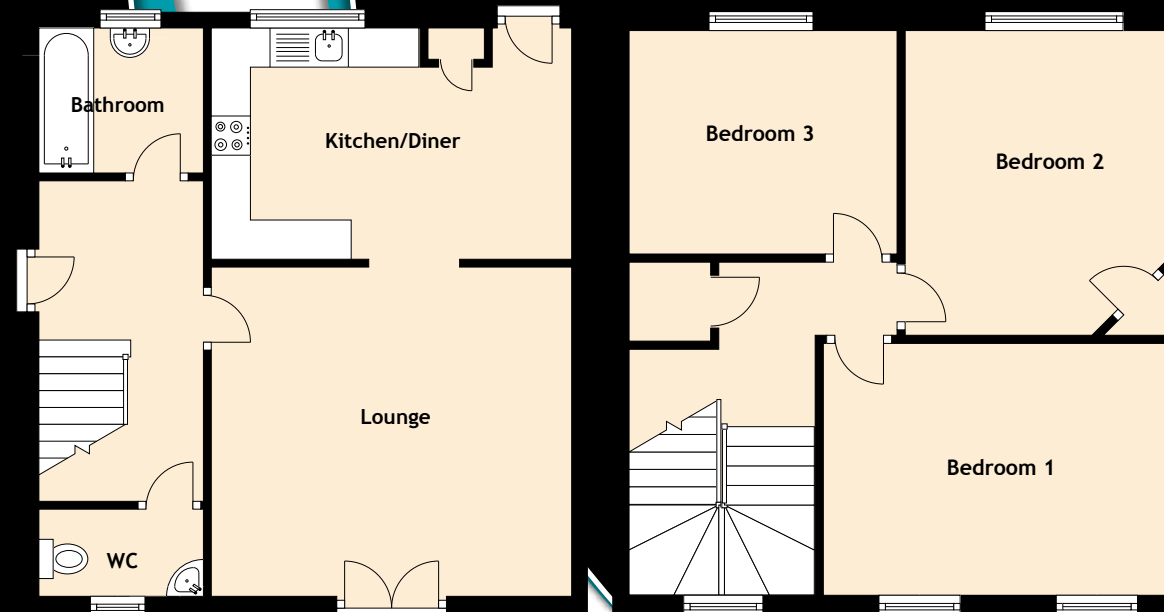
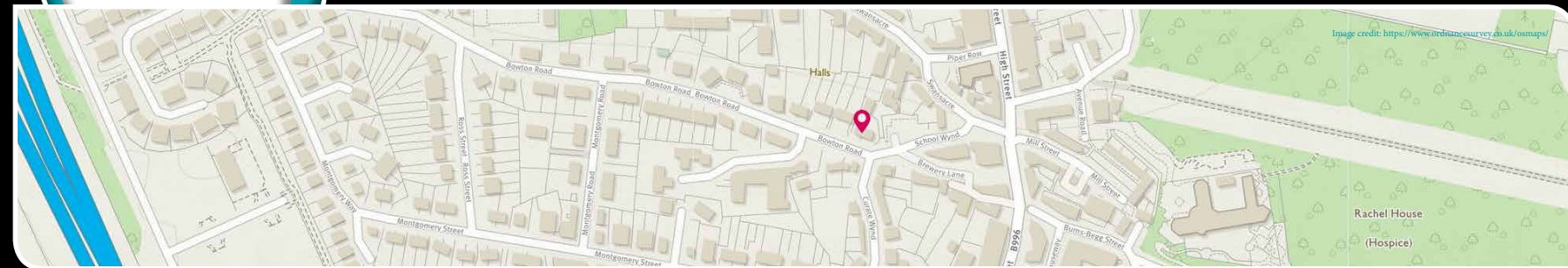
On the ground floor, the lounge is decorated in warm tones and French doors infuse the room with light as well as provide access to a deck to the front of the house so you can follow the sun all day. With ample space for a dining table and chairs, the dining kitchen is well stocked with floor units. A door from here opens to the enclosed back garden. The kitchen is welcoming and modern with a 'free-standing' cooker and is plumbed for washing machine. A window to the rear overlooks the back garden. The family bathroom houses a bath with shower over bath protected by a glazed screen and a wash hand basin. The toilet is separate but also on the ground floor. On the upper floor are three bedrooms.

Externally there is a garden to the front and back. This home is in a superb location within the heart of the community, in walking distance of shops, and located near the schools. On-street parking is available and there is a small car park close by.





SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.20m (13'9")
Kitchen/Diner	4.60m (15'1") x 2.95m (9'8")
Bedroom 1	4.25m (13'11") x 3.10m (10'2")
Bedroom 2	3.75m (12'4") x 3.45m (11'4")
Bedroom 3	3.30m (10'10") x 2.75m (9')
Bathroom	2.10m (6'11") x 1.85m (6'1")
WC	2.10m (6'11") x 1.00m (3'3")

Gross internal floor area (m²) - **90m²**

EPC Rating - **D**



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