




McEwan Fraser Legal
Solicitors & Estate Agents
01738 500 655

12 Torridon Place

KINROSS, KY13 8BP



Kinross

KY13 8BP

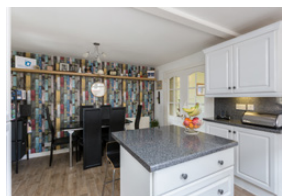
Torridon Place sits in a popular, residential area of Kinross and within walking distance of most amenities including Sainsbury's supermarket. Often quoted as being the "best place to live", Kinross-shire, is a beautiful county bordered by Perthshire to the north, Fife to the East and South, and, Clackmannanshire 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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“... a superb opportunity to acquire a good-sized home offering space and potential ...”

Part exchange is available. Torridon Place represents a superb opportunity to acquire a good-sized home offering space and potential.

This well presented three bedrooms semi-detached home offers spacious accommodation over two floors and has been cleverly extended to optimize the space for family living.

Entrance is into a vestibule with the staircase to the first floor and a door to the lounge. The lounge is bright and comfortable with a window to the front and a feature fireplace anchoring the décor. The kitchen is bright with ample floor and wall units and includes a dining area and breakfasting island. Double doors open from the dining kitchen to the family room where patio doors open to the gardens. A utility room and guest cloakroom with WC are also found on this level.

The family bathroom offers a three-piece white suite. Three bedrooms complete the accommodation.

Externally there is a garden front and back with a drive for off road parking to the side and a garage with workshop.

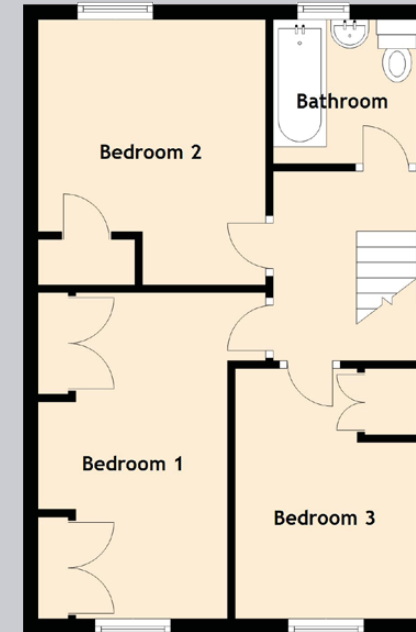
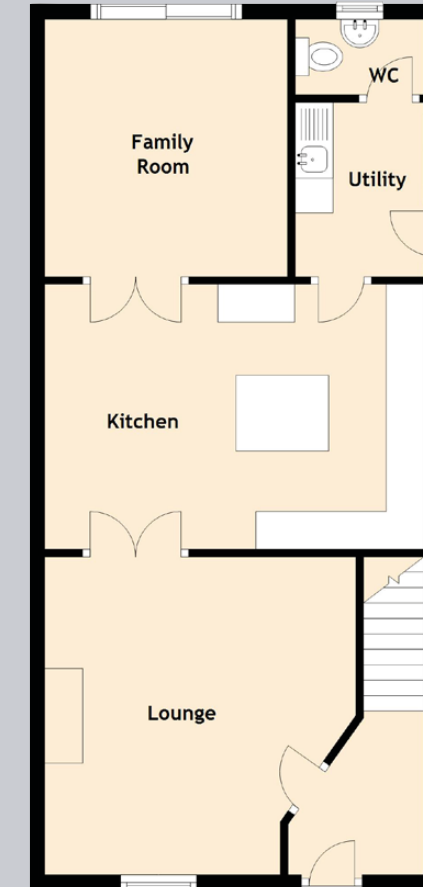
This home is in a superb location within the heart of the community.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 4.10m (13'5")
Kitchen	5.10m (16'9") x 3.50m (11'6")
Family Room	3.40m (11'2") x 3.20m (10'6")
Utility	2.30m (7'7") x 1.70m (5'7")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")
Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	1.70m (5'7") x 1.00m (3'3")

Gross internal floor area (m²): 100m² | EPC Rating: D

Extras (Included in the sale): All carpets and floor coverings, blinds, curtain rails/poles and all white goods.

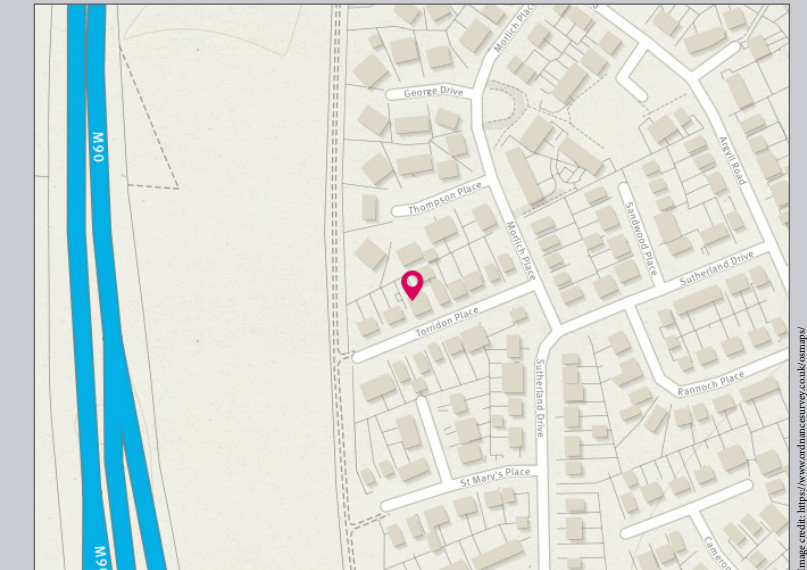


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Tel. 01738 500 655
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer