





McEwan Fraser Legal

Solicitors & Estate Agents

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4 Rannoch Place

KINROSS, KY13 8BQ





Kinross

KY13 8BQ

Rannoch 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 service 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 ..."

Rannoch Place represents a superb opportunity to acquire a good-sized home offering space and potential. Offering excellent value for money, this well presented three bedroom semi-detached home offers spacious accommodation.

Entrance is into a vestibule with the staircase to the first floor and a door to the lounge. The lounge is open plan to the dining area and benefits from dual aspect with a large window to the front, and back, ensures an abundance of natural light. 'Walk-in' under stair storage is off the lounge. An attractive feature wall adds a focal point. This room is carpeted for comfort. The kitchen is bright with ample floor and wall units and a door and a window to the gardens. The 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-street parking to the side. This home is in a superb location within the heart of the community.























Specifications

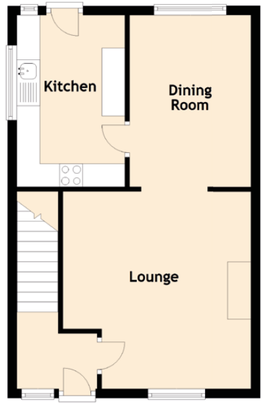
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

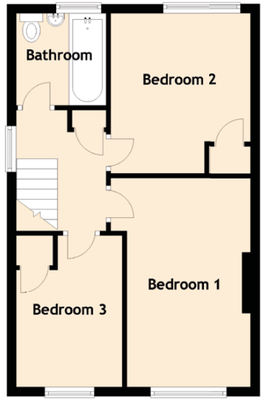
Lounge	4.30m (14'1") x 4.10m (13'5")
Dining Room	3.75m (12'4") x 2.65m (8'8")
Kitchen	3.50m (11'6") x 2.35m (7'9")
Bedroom 1	4.35m (14'3") x 3.05m (10')
Bedroom 2	3.50m (11'6") x 3.05m (10')
Bedroom 3	3.30m (10'10") x 2.30m (7'7")
Bathroom	2.00m (6'7") x 1.95m (6'5")

Gross internal floor area (m²): 80m² | EPC Rating: D

Ground Floor



First Floor



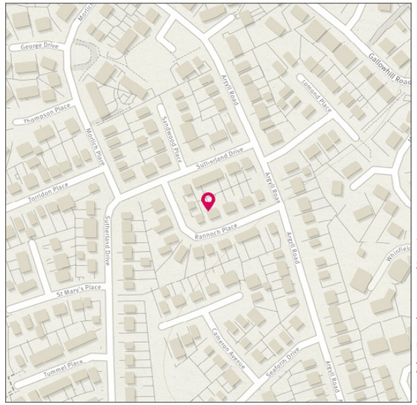


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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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