





McEwan Fraser Legal

Solicitors & Estate Agents

01592 800 695

4 Kirkland Court

STATION ROAD, KINROSS, KY13 8UG

Kinross

Kirkland Court sits in a popular, residential area of Kinross and within walking distance of most amenities including the primary school and nursery and the high street as well as 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 makes 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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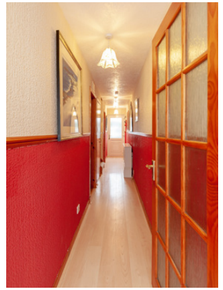
Part exchange is available. This two bedroom end-terraced villa represents a superb opportunity to acquire a good-sized home offering space and potential. Offering excellent value for money, this end-terraced home offers spacious accommodation over two floors.

Accommodation on the ground floor comprises, two bedrooms and the Master bedroom benefits from the addition of an en-suite toilet and wash hand basin along with fitted wardrobes. Bedroom two has a recessed wardrobe area.

The upper floor contains the Lounge, with ample space for a dining table and chairs. Views from this room extend over the rooftops towards the hills A door from here opens to the kitchen. The kitchen is welcoming and modern in a galley style with Ample floor and wall units and a window to the back. The bathroom offers a three-piece white suite with a shower over the bath.

Externally there is a garden to the front and back. The front garden is terraced with separate areas marked out and fenced to provide a degree of privacy whilst enjoying the sun. ample parking is available to the rear of the house. This home is in a superb location within the heart of the community.





































Specifications

Approximate Dimensions (Taken from the widest point)

Ground Floor

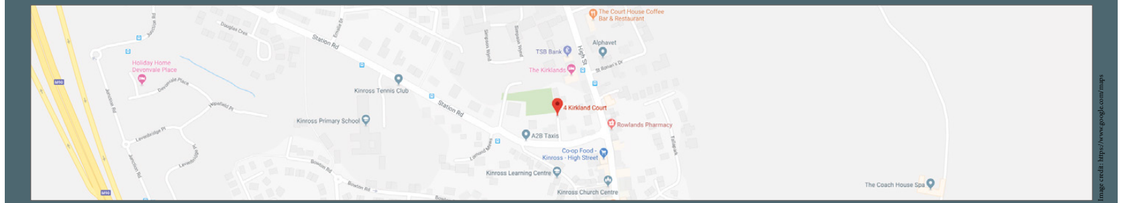
Bedroom 1	3.45m (11'4") x 3.30m (10'10")
Bedroom 2	3.44m (11'3") x 2.34m (7'8")
WC	1.43m (4'8") x 0.71m (2'4")

First Floor

Kitchen	3.40m (11'2") x 2.90m (9'6")
Living Room	4.47m (14'8") x 4.23m (13'11")
Bathroom	2.20m (7'3") x 1.44m (4'9")

Gross internal floor area (m^2): 75m^2 | EPC Rating: D









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Tel. 01592 800 695
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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



Text and description
JAYNE SMITH
Surveyor



Layout graphics and design
HAYLEY MATEAR
Designer