



51 Montgomery Street, Kinross, KY13 8EB
Offers over £240,000





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- Generous detached bungalow
- Large living/dining room
- Gas central heating
- Off-street parking & garage
- Easy access to M90
- 3 double bedrooms
- Kitchen & separate utility room
- Double glazing
- Low maintenance garden grounds
- Move-in condition

Boasting very generous accommodation throughout, this attractive 3 bedroom detached bungalow is presented in move-in condition. Individually built and designed, the property is located on a quiet side street and within easy reach of various local amenities and the M90 motorway. It also features gas central heating, double glazing, good storage space, low maintenance garden grounds, off-street parking, a detached garage and an additional lock-up/garage to the rear.

The accommodation consists of an entrance vestibule, central hallway with loft access hatch, a large living room incorporating space for dining, a kitchen, separate utility room, bathroom and three double bedrooms all with built-in storage space. To the front of the property there is a driveway and detached garage. To the rear of the property there is an area of low maintenance garden which enjoys a sunny south-facing aspect. There is also a lock-up pertaining to the property which is located immediately behind the rear garden.

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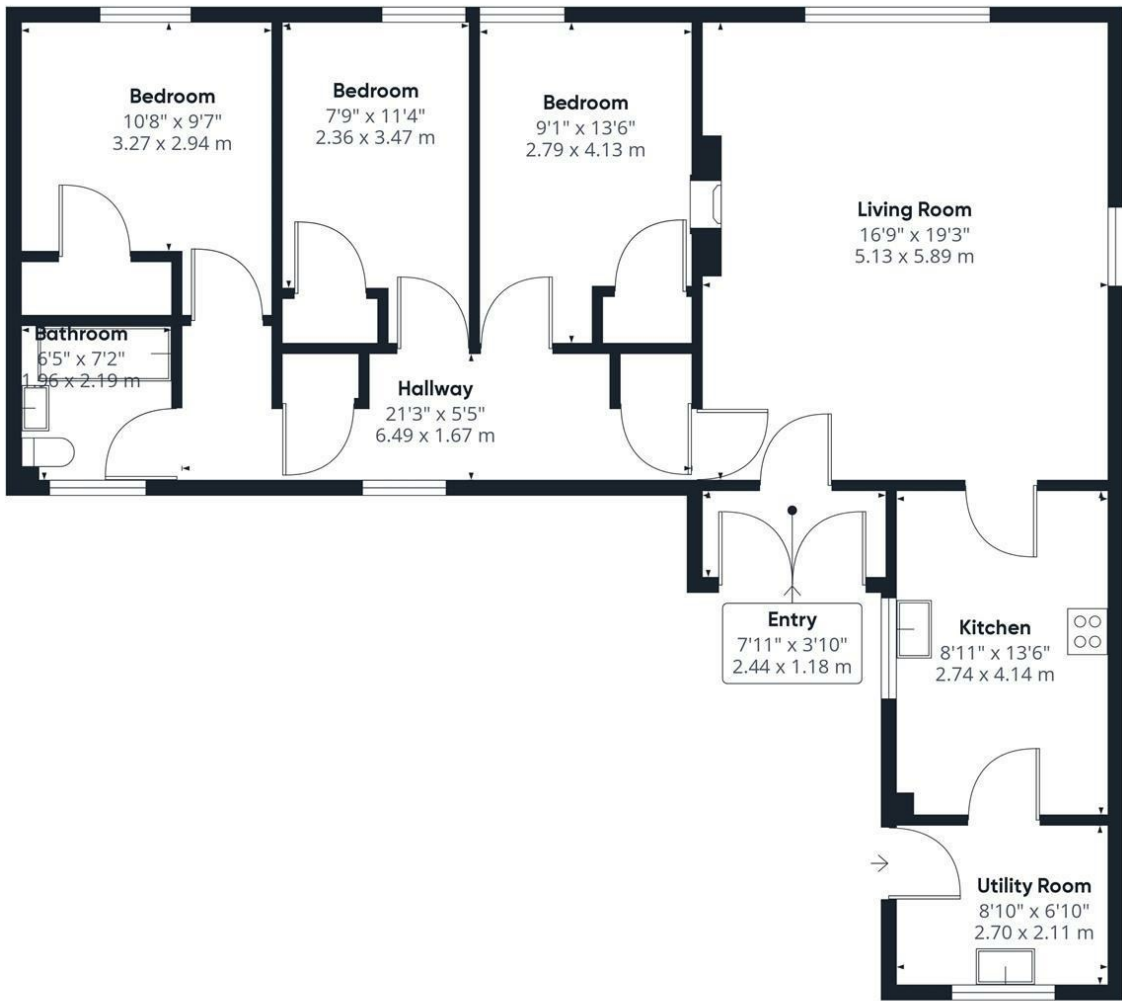


Location

The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.





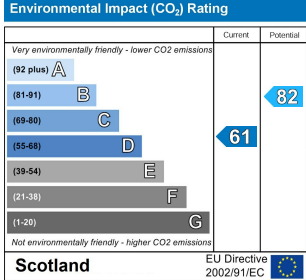
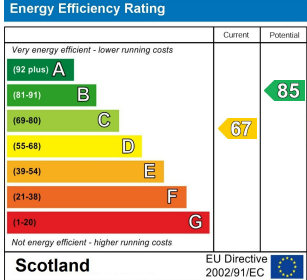


Approximate total area⁽¹⁾
 1060.14 ft²
 98.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

