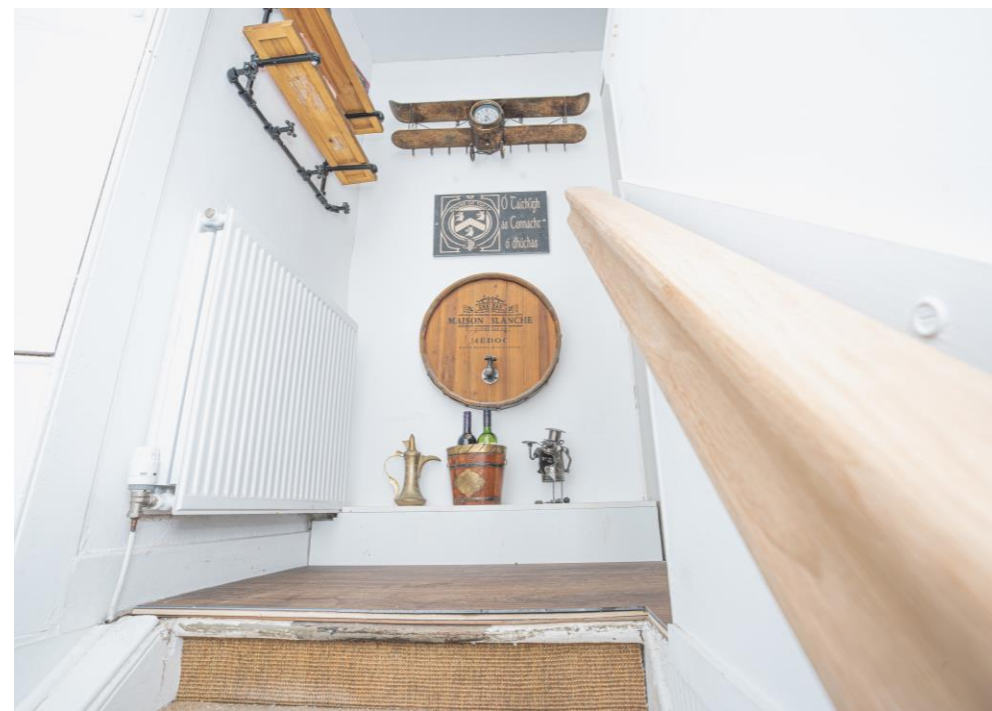


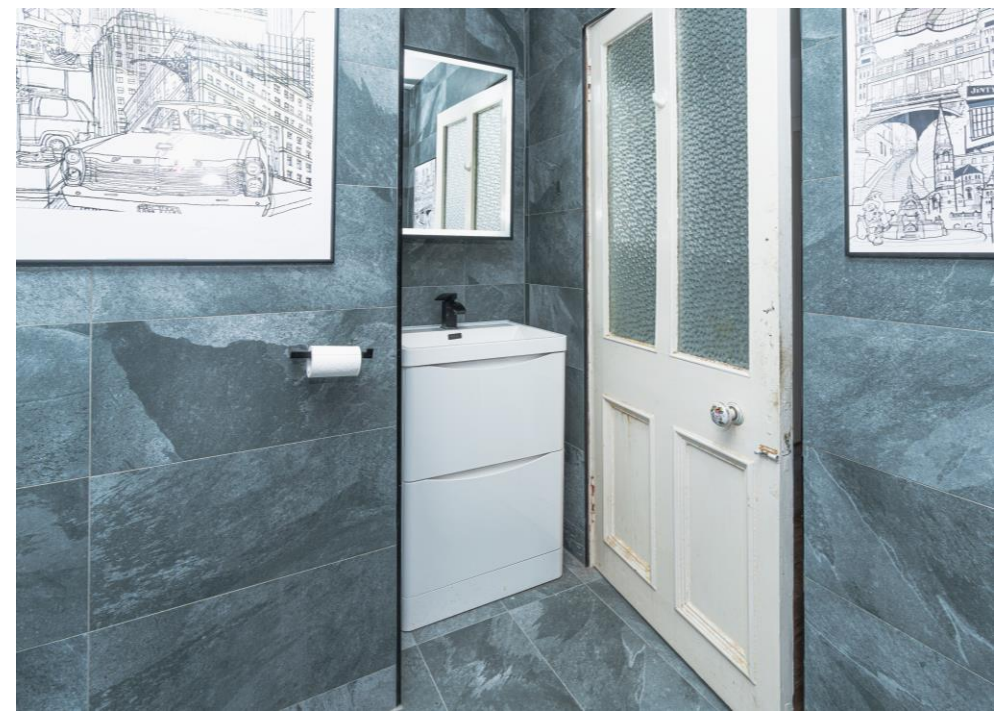


1 Burns Begg Street, Kinross, KY13 8DP













This property includes integrated kitchen appliances, curtains, light fittings, washing machine and tumble dryer.

Nestled in the heart of Kinross’s charming cobbled conservation area, this impressive one-bedroom, first floor end terrace flat on Burns Begg Street offers a rare opportunity to embrace vibrant town centre living with period character and contemporary style. Quietly situated yet mere steps from an array of delightful independent shops, inviting cafés, and convenient local stores, this property ensures everything you need is right on your doorstep.

Elegantly presented with a private entrance and secure, recently installed UPVC front door, this spacious flat welcomes you into a bright and airy interior. The expansive lounge and dining area is bathed in natural light and features high-quality engineered wood flooring, complemented by a striking feature fireplace crowned with an oak mantle beam—perfect for relaxing evenings or entertaining guests.

Adjacent, the modern minimalist kitchen boasts a complete suite of integrated appliances and sleek, newly installed cabinetry—ideal for those who love to cook or simply appreciate clean, contemporary design. The shower room is equally impressive, finished with exquisite porcelain tiles and fittings that offer a touch of everyday luxury.

The light-filled double bedroom retains its original wood flooring, adding a touch of period charm to the fresh, modern décor. The property benefits further from a recently fitted gas boiler and radiators, ensuring efficient warmth throughout the year. For those seeking additional space, the exciting potential for a quality attic conversion presents an inspiring opportunity to add value and versatility.

With convenient on-street parking and a low-maintenance setup, this flat is not only perfect for homeowners looking for a secure ‘lock up and leave’ property, but also for those desiring easy access to Kinross’s tranquil lochside scenery, picturesque parks, and network of walks and cycle routes. Excellent local amenities, transport links, and welcoming community spirit make this an outstanding choice for professionals, first-time buyers or anyone wanting to immerse themselves in vibrant Kinross life. Properties of this calibre and location seldom remain available for long. Arrange a viewing today to fully appreciate the unique blend of character, comfort, and convenience that this exceptional home has to offer.



**CRANNOG
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- If you wish to note interest please instruct your solicitor to “**note interest**” on your behalf to Crannog Property Ltd
- **Offers** for this property should be submitted to Crannog Property Ltd by your solicitor