



5 Ross Street, Kinross, KY13 8EF

Offers Over £115,000



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Kinross
KY13 8EF

OFFERS OVER
£115,000

Number five is a spacious upper flat within a block of four with garden to the rear. The property is ideally situated for the Park and ride, and Sainsbury supermarket which are less than 5 minute walk away via a street lit footpath. The property is entered via a door to the side where a staircase leads to the upper level and further door leads to hallway which offers a walk in storage cupboard. The lounge offers a double window to the front. The kitchen is fitted with base and wall units, light wood co ordinating worksurfaces, electric oven and hob. Stainless steel sink and drainer. Space for washing machine and fridge freezer. Breakfast bar area. Window to the rear. Walk in cupboard. Bedroom one offers a window to the front and storage facilities. Bedroom two offers a window to the rear and storage facilities. The bathroom is fitted with a W.C., wash hand basin and bath with over bath mixer shower. Opaque window to the rear. Large floored attic with potential to extend subject to consents. The garden to the rear is accessed via a shared pathway where a gate leads into the private garden which is laid to lawn. Chipped seating area and two storage sheds.





- Well presented self contained upper flat
- Hallway
- Lounge
- Fitted kitchen
- Two bedrooms
- Bathroom
- Gas central heating & Double glazing
- Large garden grounds to the rear

INCLUDED

All fitted carpets, fitted floor coverings, curtains, blinds, two bar stools and timber sheds.

SERVICES

Mains water, drainage, gas and electricity.

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND A

EPC RATING: D

FLOOR AREA: 818.00 SQ FT





soak
fresh

shower

bath

chill
clean

bubbles

Bathroom

sooth

splash

calm

soap

peace

unwind



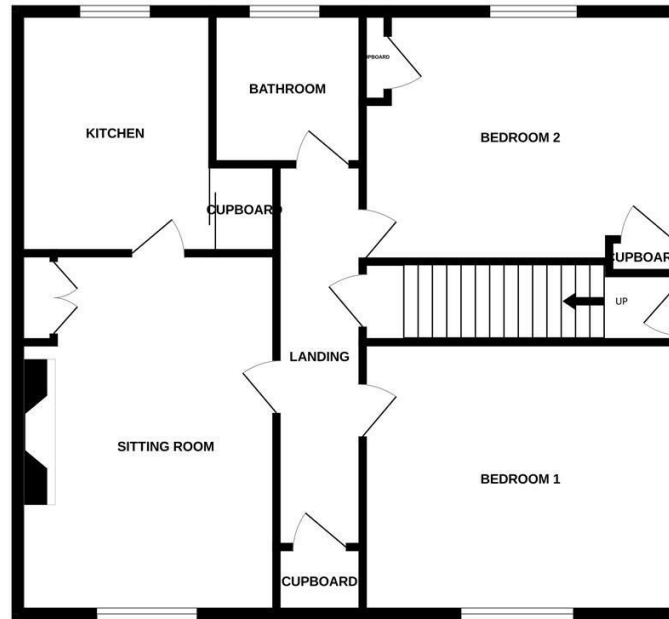
Room Sizes

Approximate measurements

Lounge	16'3" x 11'11"
Kitchen	10'11" x 8'10"
Bedroom 1	10'11" x 13'11"
Bedroom 2	13'10" x 12'5"
Bathroom	6'7" x 6'4"



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.