




McEwan Fraser Legal
Solicitors & Estate Agents
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74 McBain Place

KINROSS, KY13 8QZ

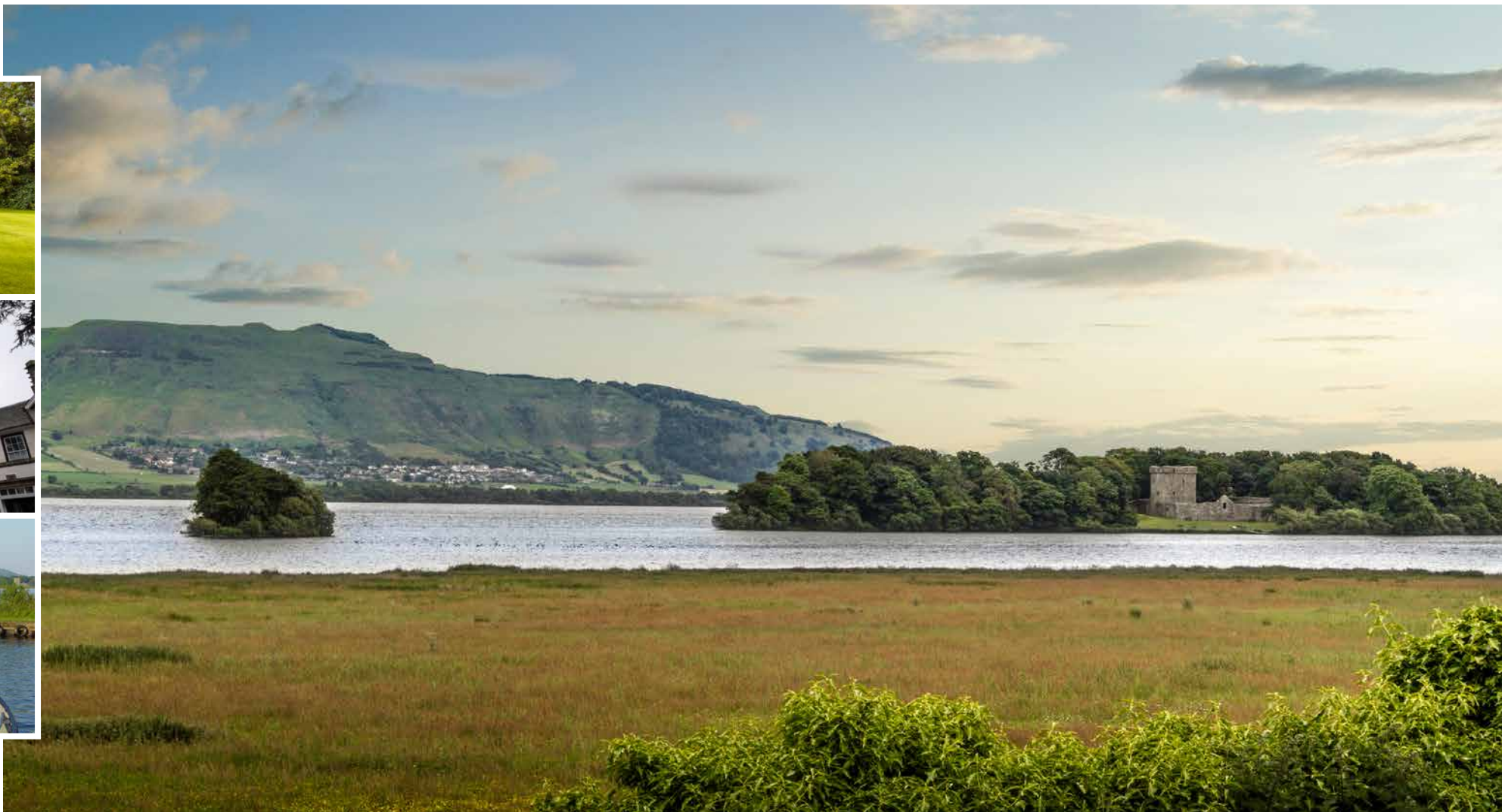
74 McBain Place

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McBain 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" services 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. Kinross High Street has recently undergone major improvements.



McEwan Fraser Legal is delighted to help this family move closer to parents. Number 74 represents a superb opportunity to acquire a good-sized home offering space and potential. Offering excellent value for money, this well presented two bedrooms mid-terraced home offers spacious accommodation.

Entrance is into a vestibule and on into the lounge. The floor is laminated in contemporary modern style and a staircase rises from here to the bedrooms. A door opens to the kitchen that is bright with ample floor and wall units and a door and a window to the gardens. On the upper floor, the bathroom offers a three-piece suite. Two bedrooms complete the accommodation.

Externally there is a garden front and back and a private parking space available. This home is in a superb location within the heart of the community and will appeal to a number of buyers whether you are a first-time purchaser looking for some independence or if you are downsizing into something more manageable.

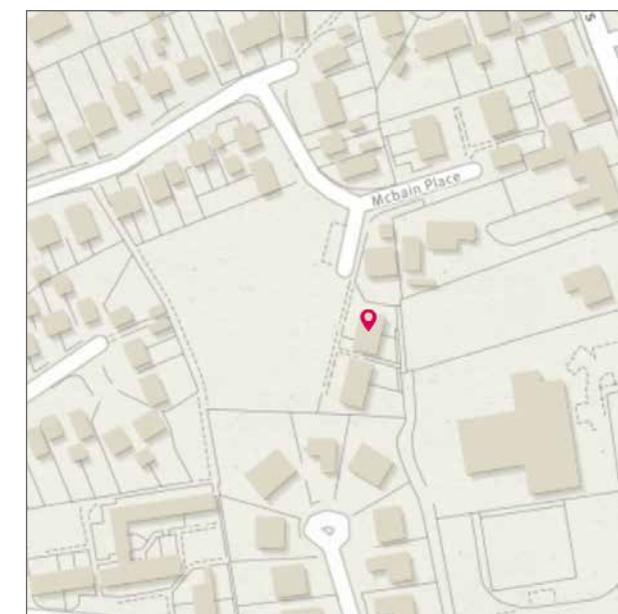
VIRTUAL TOUR AND VIEWING AVAILABLE.



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Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.90m (12'10")
Kitchen	3.90m (12'10") x 2.50m (8'2")
Bedroom 1	3.90m (12'10") x 2.50m (8'2")
Bedroom 2	3.90m (12'10") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 65m²
EPC Rating: C



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Text and description
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 Photographer



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