

# 2 St. Marys Place,

KINROSS PERTHSHIRE KY13 8BZ



*Wonderful extended family home in a popular family location  
in the centre of Kinross, with excellent commuter links*



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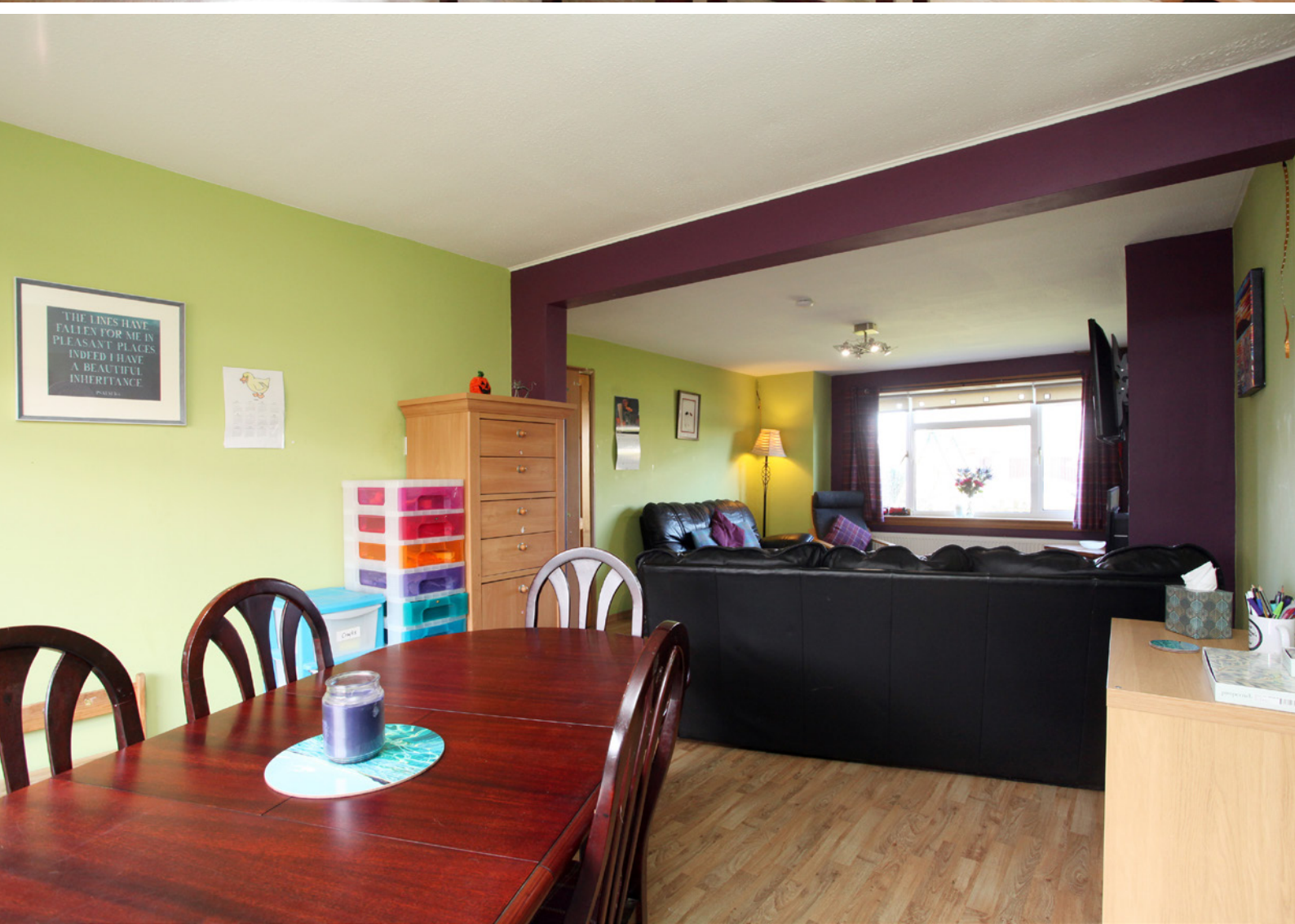


An excellent opportunity has arisen to acquire this well-presented three/four bedroom detached house. Viewing this property is highly recommended.

# THE LOUNGE/DINER



Internally the accommodation is in good decorative order and briefly comprises an entrance via a welcoming hall, providing access to all rooms. The immediately impressive lounge has a large picture window with an open outlook to the front, flooding the room with natural light. Access is gained from here into the dining area with ample space for a table and six chairs for more formal dining with friends and family. This area is sure to become the 'hub' of the home and the perfect place to unwind.



# THE KITCHEN

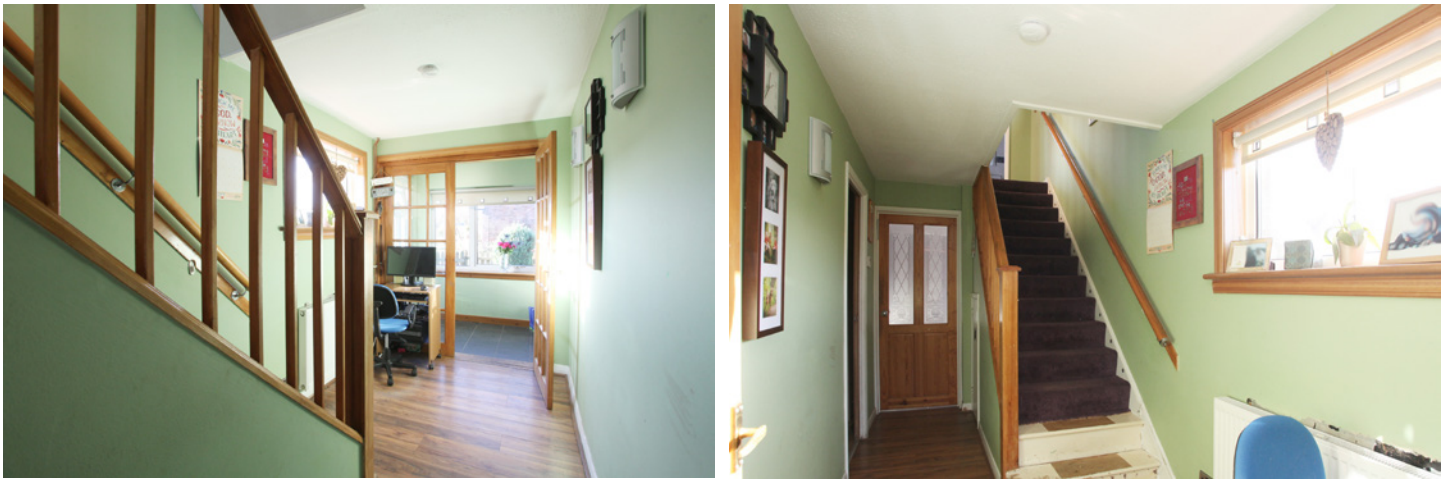


The kitchen has been fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. The ground floor of the accommodation is completed with bedroom four, a large double room, as well as a shower room to the rear.



# BEDROOM 4 & THE SHOWER ROOM





On the first floor, one will find the generously sized master bedroom which benefits from built-in wardrobes and has plenty of space for free-standing units. Bedroom two also benefits from built-in wardrobes and is flooded with light. In addition, there is a good-sized, modern, fully tiled, family bathroom situated between the two bedrooms.

# THE BATHROOM



# BEDROOM 1



# BEDROOMS 2 & 3



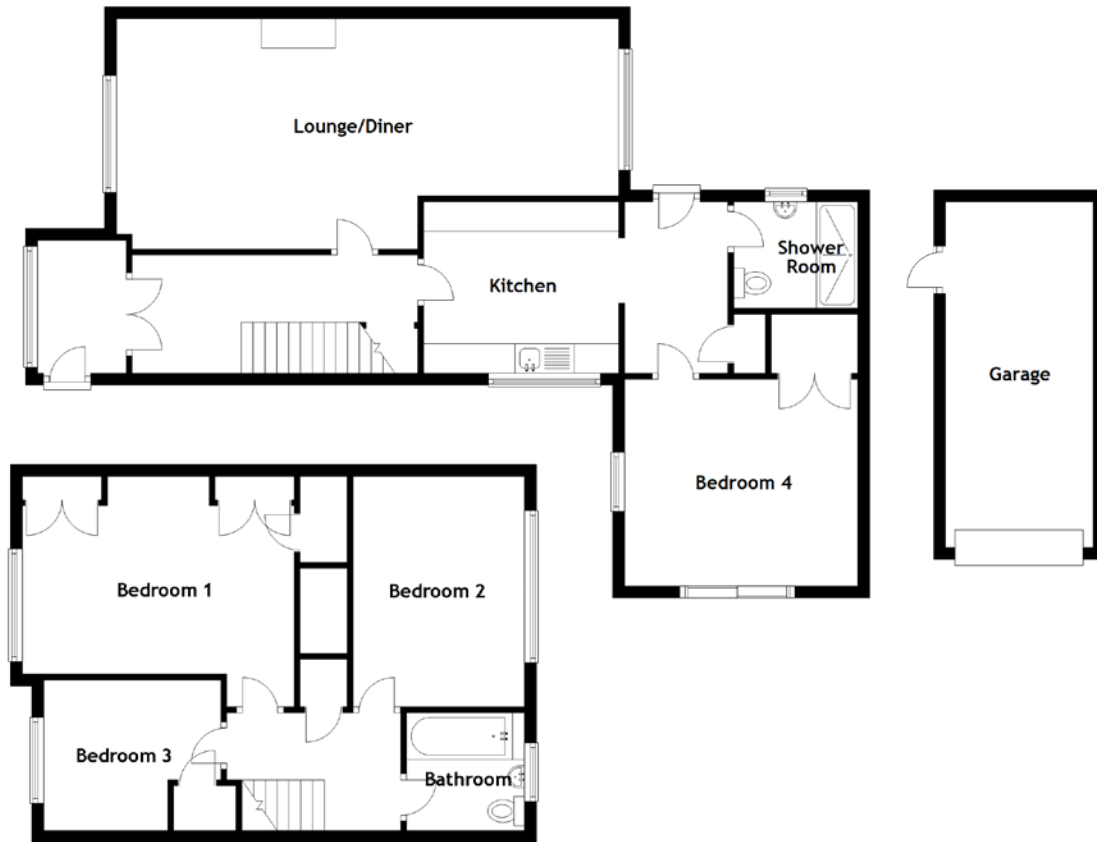


Externally the garden to the rear is low maintenance maintaining a high degree of privacy. The property also benefits from having a paved driveway leading to the single garage. A full gas central heating system has been installed and this along with comprehensive double-glazed window units should help ensure a warm, yet cost-effective living environment.

# EXTERIORS



# FLOOR PLAN, DIMENSIONS & MAP

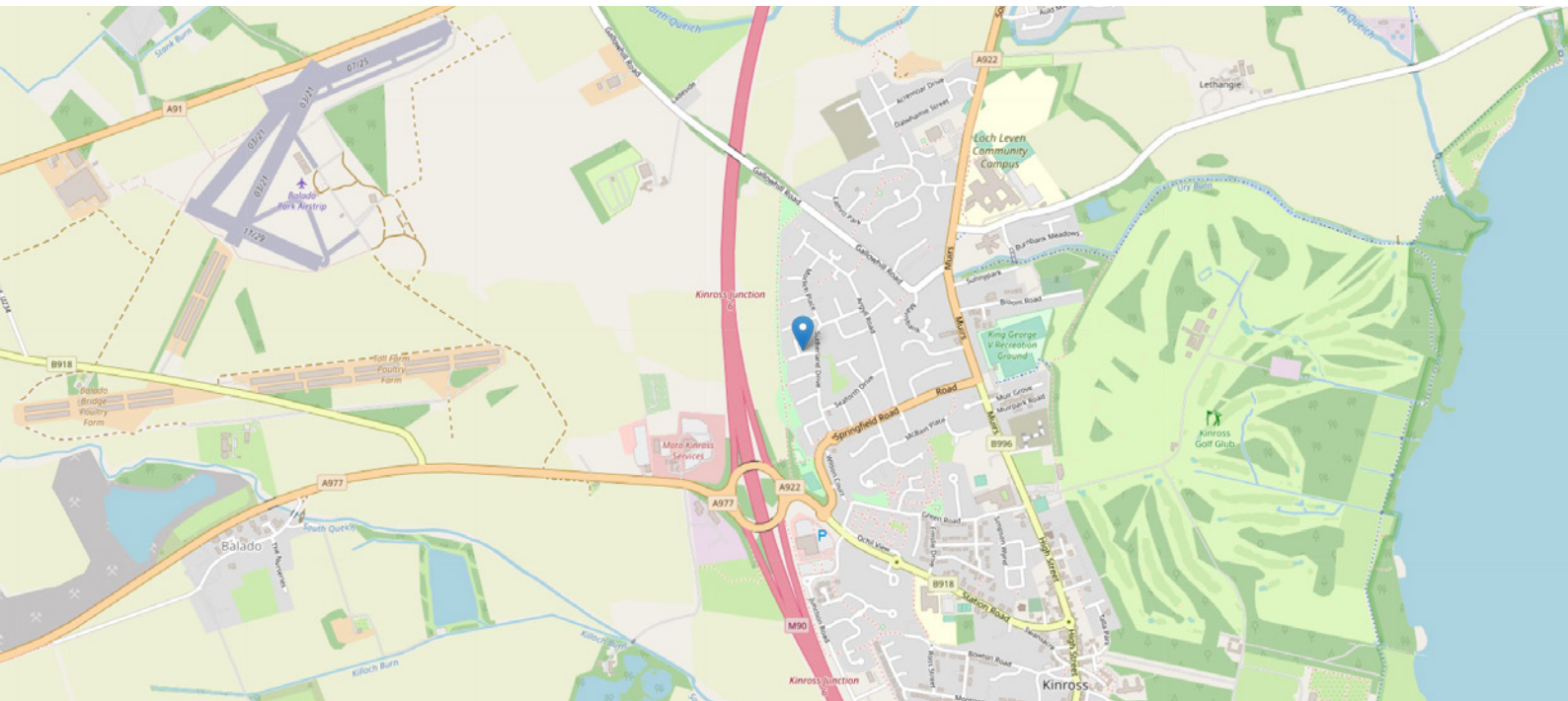


Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	8.50m (27'11") x 3.90m (12'10")
Kitchen	3.30m (10'10") x 2.90m (9'6")
Bedroom 4	3.95m (13') x 3.50m (11'6")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Bathroom	2.15m (7'1") x 1.95m (6'5")
Bedroom 1	4.60m (15'1") x 3.90m (12'10")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bedroom 3	3.00m (9'10") x 2.55m (8'4")
Garage	5.85m (19'2") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup> | EPC Rating: C



# THE LOCATION

2 St Mary's place sits in a popular, residential area of Kinross and is 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” service 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 levels. Kinross High Street has recently undergone major improvements.



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