



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01738 500 655

**51 Muirs**

KINROSS, PERTSHIRE, KY13 8AU





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# Kinross

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Kinross is a Burgh located within the larger district of Perth and Kinross, Scotland. It was originally the county town of Kinross-shire. The site of the original parish church and churchyard are located down a small wynd overlooking Loch Leven, a little away from the town itself. Recently Kinross has expanded considerably, especially since the construction of the M90 motorway - the main north-south artery which bypasses the town. Many people working within a commuting radius of Kinross have settled in the town owing to its convenient central location and excellent local amenities. Loch Leven is also a popular holiday base for tourists, who especially appreciate its proximity to Edinburgh, Glasgow, Stirling, Perth and St Andrews (all lying within an hour's drive of Kinross). The burgh is attractively located on the shores of Loch Leven, and there are boat trips around the loch and to Loch Leven Castle, where Mary, Queen of Scots was famously held as a prisoner in 1567. There are roughly 4000-5000 people living in Kinross. The vast majority of children living in Kinross attend Kinross High School, with the others also possibly attending local private schools such as Dollar Academy. Kinross offers many opportunities for getting out and being active, with countless options for walking and cycling in the local area. A recently developed path called the Loch Leven Trails has been developed which offers twelve and a half km of walking and cycling heritage trail around the shoreline of Loch Leven.





# 51 Muirs

THREE OR FOUR BEDROOMS, LOUNGE, DINING ROOM AND UTILITY ROOM. SOME MODERNISATION REQUIRED BUT OTHERWISE AN EXCELLENT OPPORTUNITY TO LIVE ON THE MUIRS.

Part exchange is available. McEwan Fraser Legal is excited to bring to the market this desirable family home in one of the best addresses in Kinross. Some cosmetic upgrading may be required and this is reflected in the price. The house is detached with a garage accessed off the lane to the side. An entrance sun porch has been added creating a spot to read or watch the world go by. The lounge is open to the dining area yet still clearly defined. A fireplace acts as a focal point in the bright living space. The dining kitchen sits between the dining room and the utility room and offers plenty of space for a breakfast table and chairs. The utility has a back door to the garden and garage. On the ground floor is either bedroom 4 or study. An open tread staircase rises to the first floor where we find three bedrooms, each with built-in wardrobes and further storage in the hall. There is a bathroom with bath and wash hand basin and a separate toilet with W.C., and wash hand basin. Externally there is an enclosed garden to the front and the back with a garage to the side.







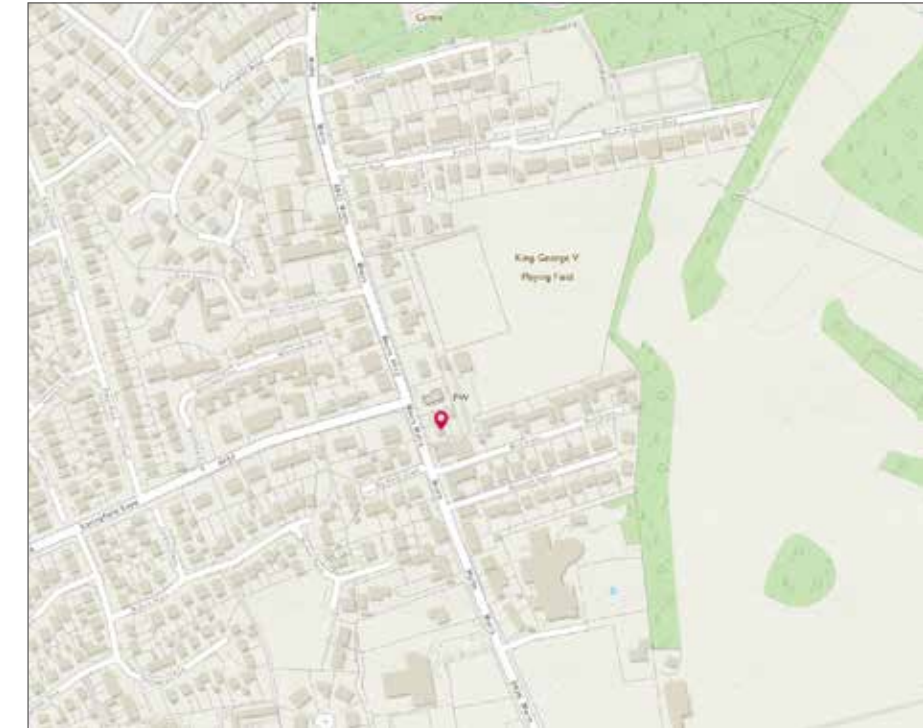
# Property Specifications



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.90m (22'8") x 4.80m (15'9")
Kitchen	4.48m (14'8") x 3.85m (12'8")
Utility	2.20m (7'3") x 1.80m (5'11")
WC	2.14m (7') x 1.19m (3'11")
Bathroom	2.13m (7') x 1.50m (4'11")
Bedroom 1	4.86m (15'11") x 2.96m (9'9")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bedroom 3	3.68m (12'1") x 2.72m (8'11")
Bedroom 4	3.02m (9'11") x 2.35m (7'9")

Gross internal floor area (m<sup>2</sup>): 133 EPC Rating: E





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Part  
 Exchange  
 Available

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