

# 14 St. Marys Place

KINROSS, KY13 8BZ



*PERFECTLY POSITIONED IN A QUIET  
RESIDENTIAL LOCATION*



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Viewing is essential to fully appreciate the high-quality finish of this property. 14 St Mary's place is a delightful and spacious three-bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners and is in move-in condition.

The entrance leads into a hall that has doors leading to the lounge and kitchen with stairs leading to the upper level. The spacious open-plan lounge/kitchen/dining has a front-facing window and rear patio doors with views over the landscaped gardens. The kitchen is a good size and features a range of quality fitted floor and wall-mounted units with a striking work surface.

On the upper level, there are two good-sized double bedrooms and a single bedroom. The three-piece family bathroom completes the internal accommodation on offer. The property also benefits from gas central heating and full double glazing throughout.

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## 14 St. Marys Place



**The Lounge**





## Kitchen/Diner







**Bedroom 1**





**Bedroom 2**





**Bedroom 3**



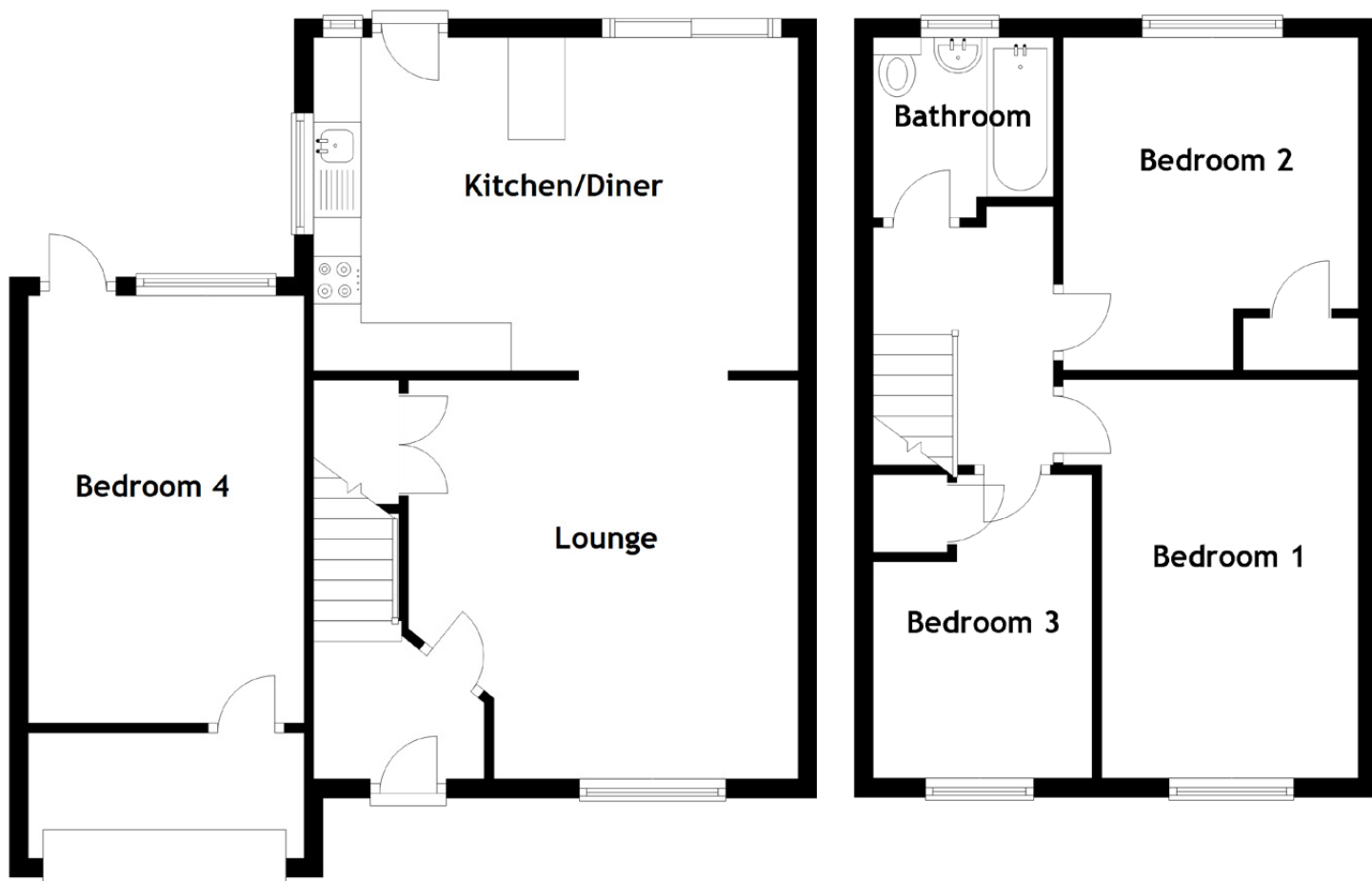




**Bedroom 4**







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	5.10m (16'9") x 3.50m (11'6")	Bedroom 4	4.50m (14'9") x 2.90m (9'6")
Lounge	4.20m (13'9") x 4.10m (13'5")	Bathroom	1.90m (6'3") x 1.90m (6'3")
Bedroom 1	4.20m (13'9") x 2.70m (8'10")	Gross internal floor area (m <sup>2</sup> ): 79m <sup>2</sup>	
Bedroom 2	3.50m (11'6") x 3.10m (10'2")	EPC Rating: D	
Bedroom 3	3.20m (10'6") x 2.30m (7'7")		



There is a driveway leading to the single garage which has been sympathetically converted to offer a further bedroom/games room or for those working from home. The rear gardens are fully enclosed ensuring a child and animal-friendly environment.





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14 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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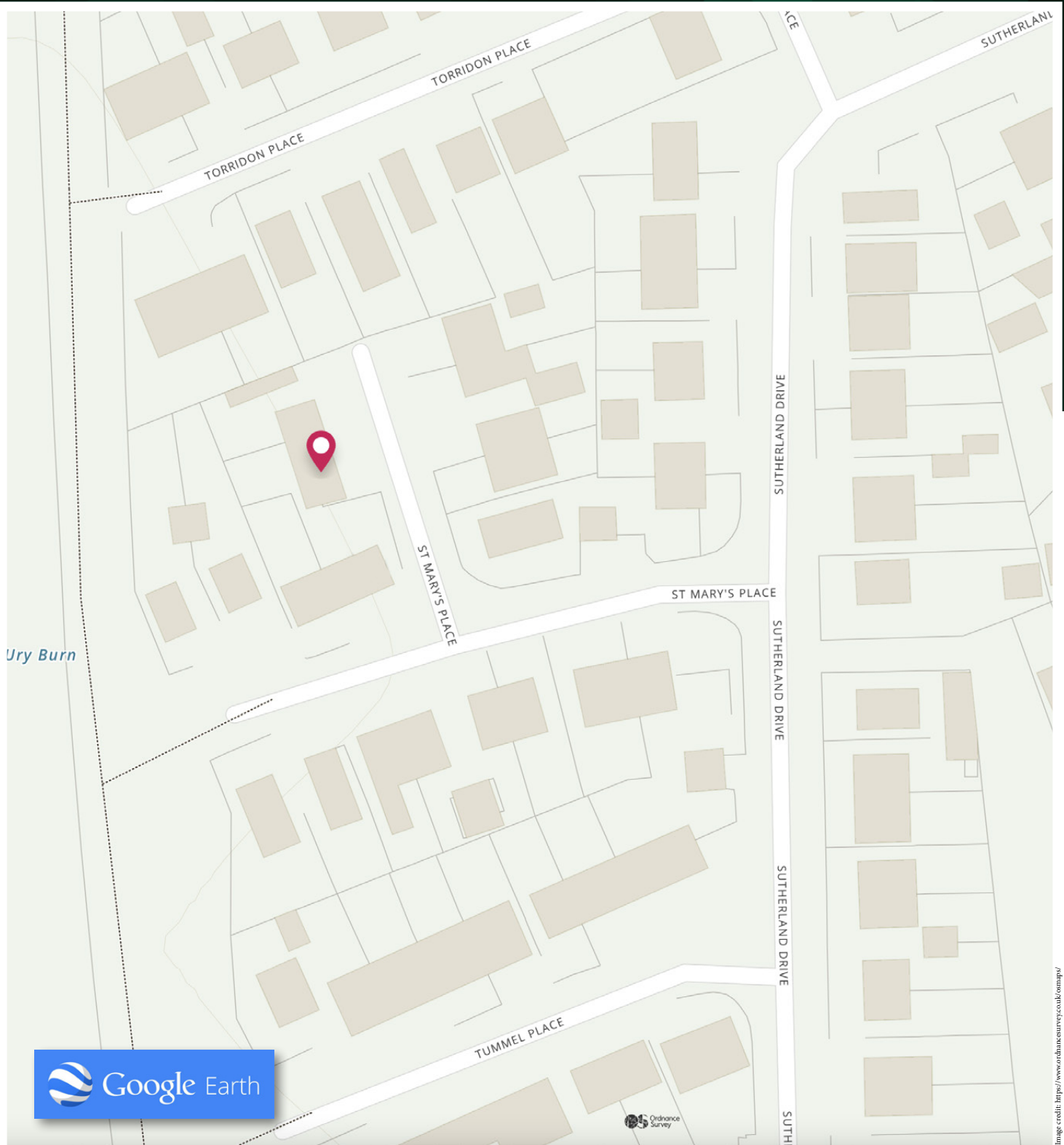


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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