



HIGH STREET KINROSS | OFFERS OVER £249,500  
01577 208117  
[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

  
**AMAZINGRESULTS!**  
THE PROFESSIONAL ESTATE AGENTS





# HIGH STREET KINROSS

£249,500

**SOLD FOR AN EXCEPTIONAL PRICE!!!**

**Design Your Own Dream Home In The Heart of Kinross!**

An extremely rare opportunity to design and choose your own interior and part layout of a prime Traditional Villa undertaking a total refurbishment.

This home comes with your choice of kitchen with integrated appliances, fitted carpets and flooring, your choice of paint and colours in each room and much, much more. Find out what else you can choose and design by contacting your local Kinross Estate Agent Lynda Wilson today.

## DESCRIPTION

The property offers both substantial and flexible family-sized disability friendly accommodation which will capture the interest of those seeking to apply their interior design skills.

Set on the High Street in Kinross with private south facing rear garden and parking for several vehicles. Properties of this scope are highly sought-after in this locality and always in demand. Some features amidst delightful private, landscaped gardens that can be viewed from lounge area through the bi-folding doors.

The home is spacious and bright, regardless of how you decide to feature your kitchen/dining area. The property comprises 3 large bedrooms, (one downstairs), two bathrooms (one downstairs) and kitchen/dining area plus utility room and lounge. Double glazing and velux windows in beautiful vaulted roof space.

Beautiful lounge area with bi-folding doors leading to a stunning rear private garden. The lounge is accessed from the front hallway. This entrance leads to open plan dining space and lounge area with fitted kitchen of your choice\*, ideal layout for entertaining and to suit today's modern living styles. The lounge/dining area features a vaulted roof which enhances the existing spacious area. The room will be decorated in neutral shades but can be the colour scheme of your choice if you come on board early\*. Flooring can also be selected by the buyers\*.

A large bedroom can be accessed from the lower floor, making it suitable for people with a disability. A bathroom also sits on the ground floor to accommodate this bedroom as well as for family use.

Good-sized bedrooms situated on the upper floor with space for free standing furniture as required. A well designed modern en-suite is accessible from the master bedroom.

White goods are conveniently placed in the utility room with ease of access from the kitchen area, making the most of the organised space.

Not your average home! Great layout for growing family. Call your local Estate Agent, Lynda Wilson for an appointment to view this home today.

\* signifies early opportunity to influence the layout and colour choices/styles

## SITUATION

The town of Kinross boasts a good range of local amenities including medical and veterinary services, restaurants, hotels, a supermarket and two golf courses with first-class secondary schooling at Kinross High School & Community Campus, widely recognised as one of the best comprehensive schools in the country.

The surrounding countryside provides ample opportunities for the outdoor enthusiast. Loch Leven is famous for its varied birdlife and excellent trout fishing and the beautiful countryside provides excellent walking, cycling and riding

opportunities. The Championship Courses at Gleneagles are 9 miles north and the world famous golf resort of St. Andrews, (the 'Home of Golf'), is some 35 miles to the east.

The M90 gives swift access to both Perth, Edinburgh and Glasgow. There is also a Park and Ride service at Kinross with regular express coach services to Edinburgh and Perth, Edinburgh International Airport is only 27 miles away and provides regular flights throughout the UK and to a range of international destinations.

## KEY FEATURES

- Design Your Own Home
- Traditional Semi Detached Villa
- Spacious Flexible Accommodation
- Vaulted Ceiling
- 2 Bathrooms
- Gas Heating & Double Glazing
- Private Parking
- Generous Gardens

## GARDEN GROUNDS

Large rear garden, private outlook. Accommodates up to 6 cars with turning point.

## ARRANGE A VIEWING

Viewing by appointment, please call your local Kinross Estate Agent Lynda Wilson to see this home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online, please visit AMAZING RESULTS!™ website.

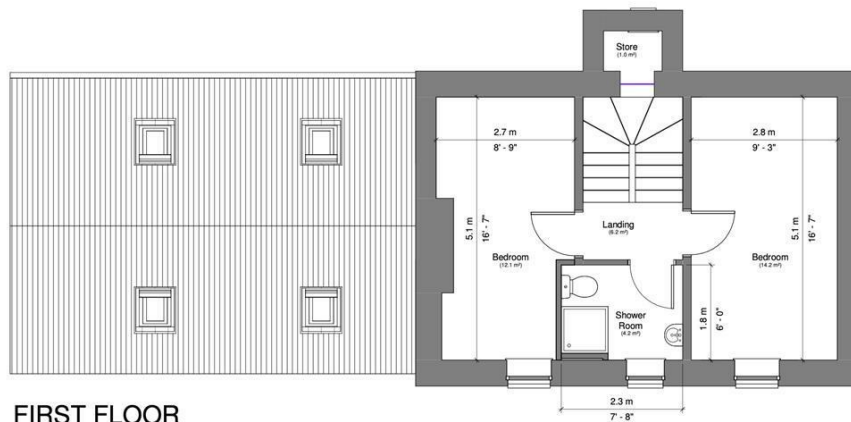
## BOOK YOUR FREE VALUATION

Find out today what your home is really worth! Get a free property valuation and market analysis with your local Kinross-shire Estate Agent Lynda Wilson, 7 days a week 8am-8pm or book a free valuation online.

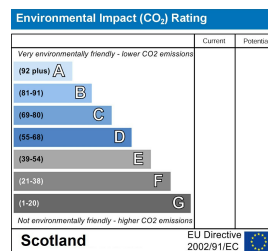
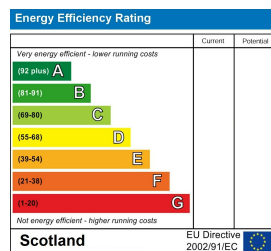
AMAZING RESULTS!™ - THE HOME OF THE PROFESSIONAL ESTATE AGENTS™



GROUND FLOOR



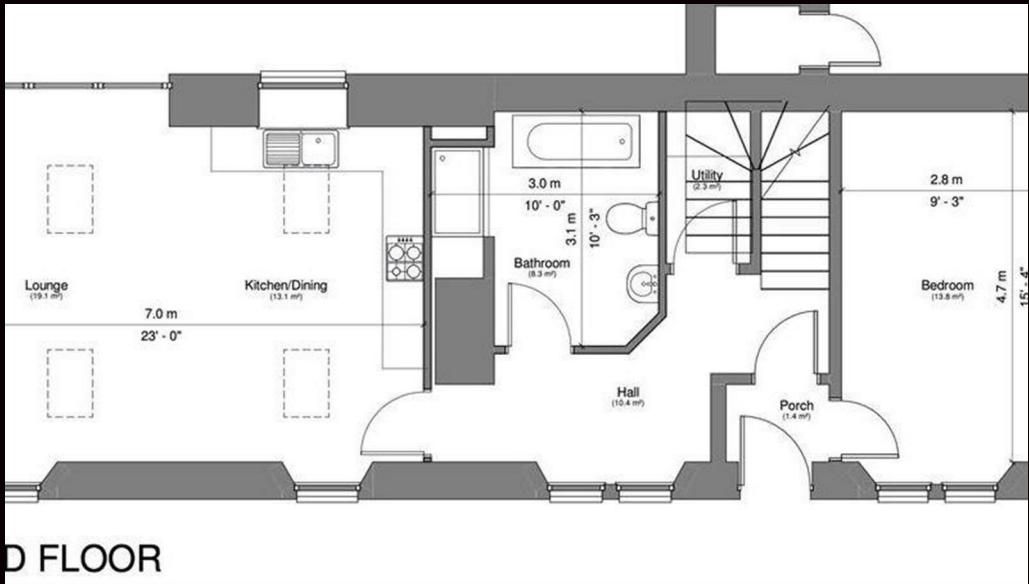
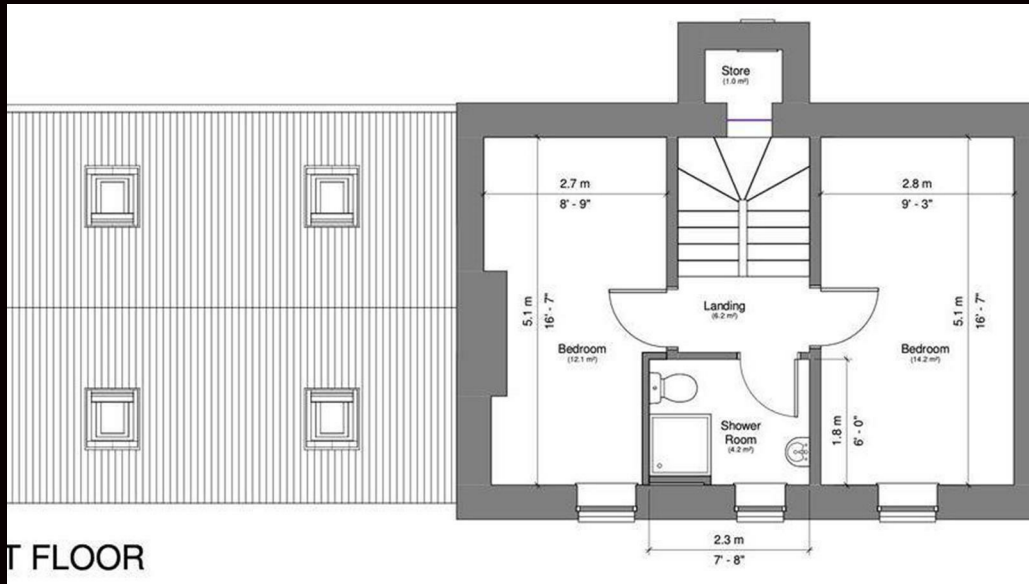
FIRST FLOOR



To view this property call **AMAZING RESULTS!™**

01577 208117





Lynda Wilson  
Professional Estate Agent  
01577 208117 (office)  
07809 330678 (mobile)  
lynda@AMAZINGRESULTS.com



[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

Viewing is strictly by appointment through AMAZING RESULTS!™ on 0845 301 2222. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. A copy of the full Energy Performance Certificate is available upon request. How much is your home worth? Find out today with a FREE no obligation valuation on 0845 301 2222. Interested in a NEW career? Visit joinAMAZINGRESULTS.com