



SANDS HOUSE KINROSS | FIXED PRICE £125,000

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SANDS HOUSE

KINROSS

£125,000

Wake up every day in your new luxurious high spec flat close to all amenities in Kinross and Milnathort

AMAZING RESULTS!™ Kinross-shire are delighted to offer to the market this exceptional and highly sought after one bedroom flat. Its free-flowing living space and elegant window blinds with matching wall art make this a desirable home to put your stamp on. Tastefully decorated and well equipped, make sure you arrange an early viewing - this flat is too good to miss!

Description

This immaculately presented one bedroom flat affords a high degree of living space all on the ground floor level. In-home relaxation or entertainment is easy in this generously proportioned home which sits nearby the Loch Leven Community Campus offering access to all amenities. This flat has an entry door into the lounge and immediately portrays brightness and space.

A stylish, high-specification kitchen with fully integrated appliances is in situ. A utility room is accessible from the kitchen area. The lounge and combined dining area features an array of stunning floating shelving. The lounge windows are fitted with stylish blinds with matching complimentary artwork on the adjoining walls. Expect unique! The large double bedroom also has modern electric window blinds - this room is accessible from the short walk-way between the lounge and the kitchen/bathroom. Full double glazing and highly efficient electric heating. There is significant storage which consists of a large walk-in wardrobe which forms part of the double bedroom plus extensive cupboard space at the rear of the flat.

The large open bathroom is elegant and fresh, offering great space for relaxation. It boasts a bath, a separate double sized walk-in shower, plus sink and toilet. A very pretty room beautifully decorated with part tiling.

With a great layout for both young and elderly alike or professional couple seeking an easy commute to Edinburgh, Perth and Glasgow, this individual and rarely available home is ready to start living at its finest! An early entry date is will see the buyer settled to enjoy Xmas in their new home.

This home can also be utilised as an Airbnb property or a buy to let for those seeking a new business opportunity.

Expect to be very impressed! Viewing by appointment, please call Lynda Wilson to view this home today!

Lounge

A stunning lounge with beautiful oak flooring extended to include combined dining area. Lots of space for entertainment or relaxation purposes. This setting is next to the kitchen so easy access to serve your guests or to have a spot of lunch. Bright and spacious, this is a lovely area to relax and unwind. Effective electric heating is installed but hardly necessary as the flat retains heat.

Kitchen

All kitchen appliances fully integrated in this stylish and relatively new kitchen. Appliances include dishwasher, large fridge freezer, washing machine and tumble dryer. Induction hob centrally placed and electric oven. Beautifully tiled flooring shows off its overall modern appearance whilst remaining highly practical.

Utility Room

The utility room is nicely positioned off the kitchen and accommodates the heating tank. The current owners are using as an office space.

Bedroom

A generously sized bright bedroom with west facing windows with private outlook. The window blinds are electric and tasteful. There is a substantial walk-in wardrobe area at the rear of the bedroom.

Bathroom

A tastefully decorated large bathroom space comprises of a bath, toilet, sink and large walk-in shower. Allows for privacy and self-care in a home that is equipped to maximise the living experience for the owner/s.

Outside

Reserved Car Parking Space for No 6 plus access to other parking if required. Don't enjoy mowing the lawn? Don't worry - there is no garden to take care of with this home which means you can enjoy more free-time.

Although this home is in a dedicated private space, it is walking distance to a supermarket; Leisure Centre; Medical Centre; High School and anything else you might need.

Interested in viewing?

Interested in viewing this flat? Arrange an appointment through Lynda at AMAZING RESULTS!™ Estate Agents - Kinross-shire on 01577 208117.

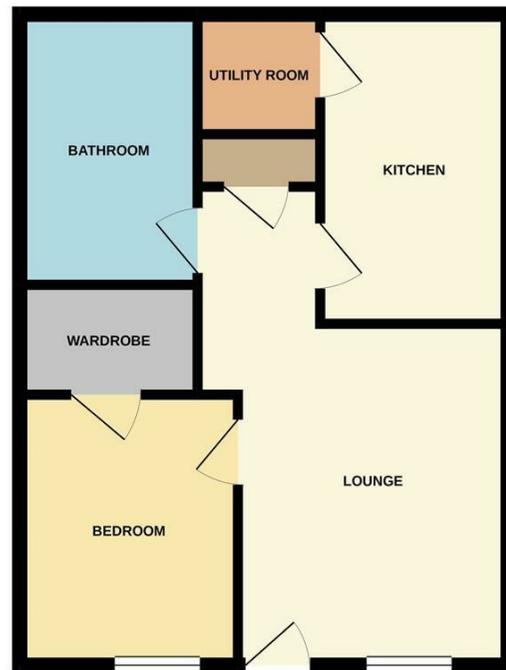
We are open 7 days a week 8am-8pm.

WHAT'S YOUR HOME WORTH?

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, 7 days a week 8am-8pm on 01577 208117 or 07809330678 to book a free valuation online.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
Scotland		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC



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

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