

Morgans

PROPERTY

6 Lomond House , Glenlomond, KY13 9HF

Offers Over £135,000











6 Lomond House is an immaculately presented and spacious first floor apartment with impressive views over the surrounding countryside and Loch Leven. Access is given to the front of this property into a good-sized communal reception hallway which has a staircase leading to the upper levels and a door leading to gardens. No. 6 can be found on the first floor with a secure doorway leading a brightly presented and spacious hallway. There is a good sized living/dining room, fully fitted modern kitchen, family bathroom and three bedrooms. The large communal gardens are located at the rear of the property and residents parking can be found to the front. Viewing is highly recommended.







## LOCATION

Glenlomond enjoys a tranquil setting amidst open countryside and offers a perfect location to get away from the hustle and bustle of city life. Within easy reach of the popular village of Kinnesswood which offers local shop, excellent primary school and a nine hole golf course. Secondary education can be found at the nearby town of Kinross. The Community Campus as well as being a secondary school houses a Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Kilgraston, Glenalmond, Craigclowan and Strathallan are all within easy reach.

The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

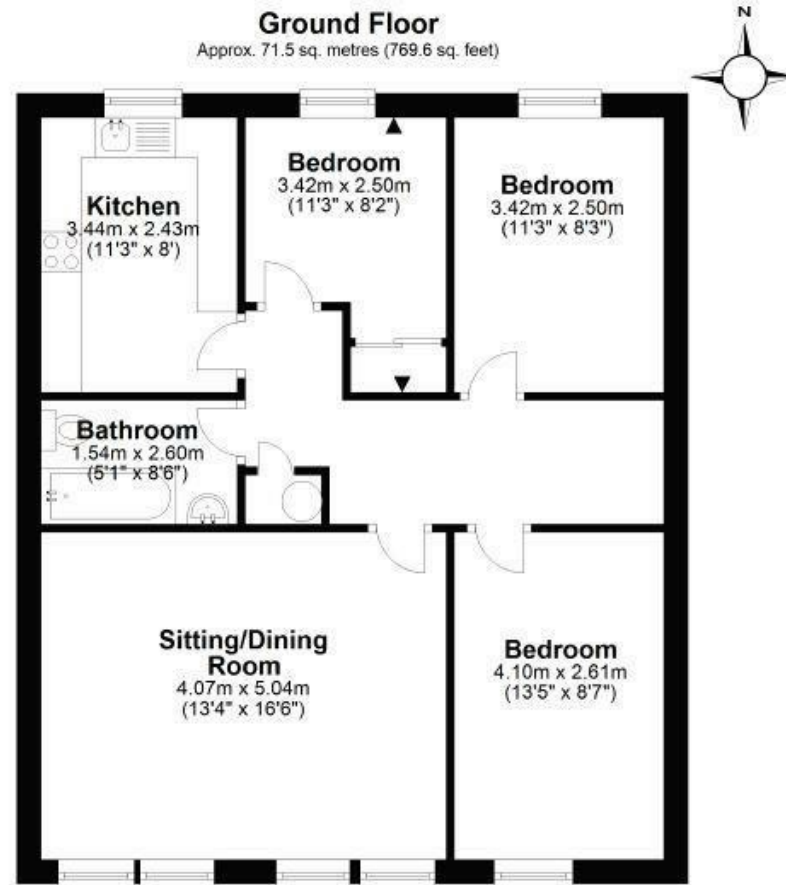
## SERVICES

Residents at Glenlomond contribute to a residents association. This is approximately £38.00 per month and covers road maintenance, ground maintenance and sewerage. The Lomond House residents association is £50 per month to cover maintenance of the roof, building, insurance and garden upkeep.









Total area: approx. 71.5 sq. metres (769.6 sq. feet)

For identification only. Not to scale. copyright JPI Ltd Gross Internal Area (approx)  
Plan produced using PlanUp.

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62 High Street, Kinross, KY13 8AN

Tel: 01577 863424

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