



ROLLOS

111A HIGH STREET

KINROSS KY13 8AQ

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FIXED ASKING PRICE £69,950

- Centrally positioned individual B Listed flat
- Within Conservation area
- Internal shared staircase
- Hallway
- Lounge with feature curved walls
- Fitted kitchen
- Two bedrooms
- Bathroom with separate w.c.
- Electric heating

****MARKETED BELOW HOME REPORT VALUATION****

Number 111A is a spacious, individual, B listed upper flat within a Conservation area.

From the kitchen superb open views are offered towards Loch Leven.

From the ground level a timber door allows access to the shared stairwell. A door to the left offers access to Number 111A.

An attractive staircase leads up to the flat itself.

The lounge offers feature curved walls. Two curved windows as well as two eight paned windows. Feature fireplace with open fire. Large Velux window. Glazed window overlooking the stairwell.

The first bedroom has an eight paned window to the front. Built-in wardrobes along one wall. The second bedroom has an eight paned window to the rear. Built-in wardrobes.

Within the internal hallway there are two deep storage cupboards. Two steps lead down to the fitted kitchen and bathroom with separate w.c.

The kitchen is fitted with base and wall units with stainless steel sink with drainer. Double window offering open views towards Loch Leven. Fridge / freezer and slot-in cooker.

The bathroom is fitted with a washhand basin and bath with electric shower over it. There is a separate w.c.

There are electric panel heaters in some rooms.



ROOM SIZES

Lounge	4.54 x 3.19 (14'11" x 10'6")
Kitchen	3.73 x 5.04 (12'3" x 16'6")
Bedroom	2.26 x 3.85 (7'5" x 12'8")
Bedroom	3.01 x 2.70 (9'11" x 8'10")
Bathroom	1.91 x 2.37 (6'3" x 7'9")





INCLUDED

All fitted carpets, fitted floor coverings, fridge/freezer and slot-in cooker will be included in the marketing price.

SERVICES

Mains water, drainage and electricity are connected to the property.

VIEWING

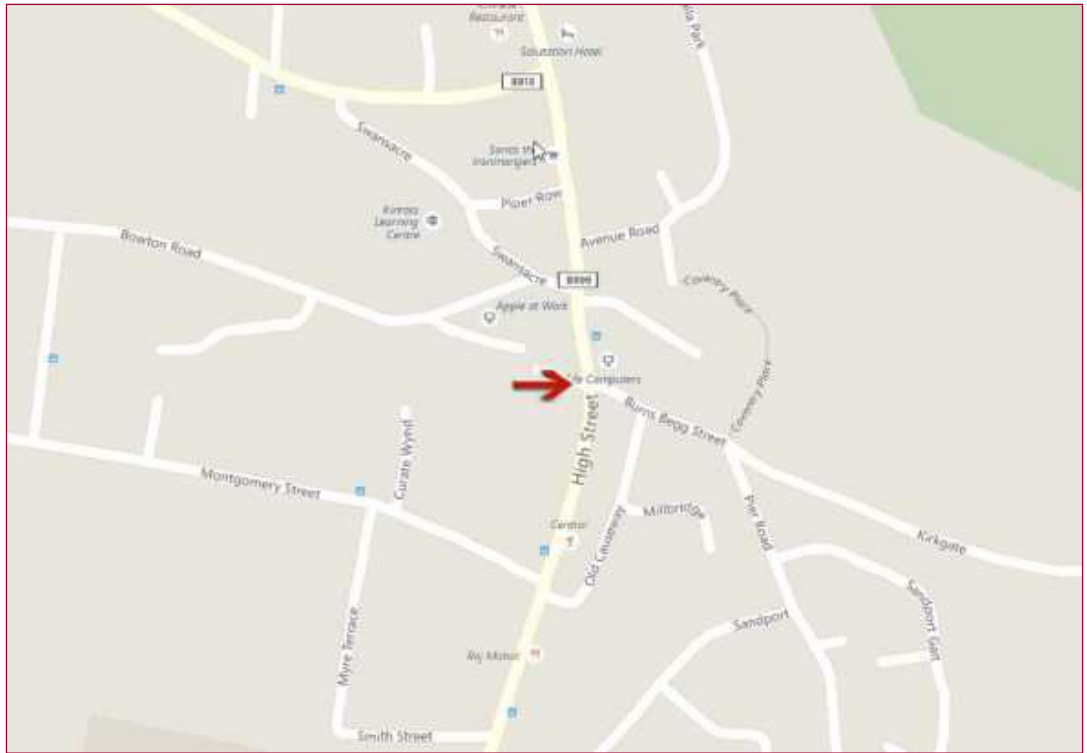
By Appointment Through Our Auchtermuchty Office
Telephone 01337 828775

COUNCIL TAX BAND B

EPC RATING G

FLOOR AREA 76sq m





Demonstrative only, not to scale



ROLLOS

solicitors & estate agents

We are pleased to offer a FREE VALUATION AND QUOTATION without any obligation.
Contact our Property Department at any of our offices.

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