

2 Queich Place

KINROSS, PERTH & KINROSS-SHIRE, KY13 8DF



WONDERFUL THREE-BEDROOM
SEMI-DETACHED FAMILY VILLA



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2 Queich place is a beautifully appointed semi-detached family villa in a popular location with excellent commuter links. The property has been well maintained by the current owners and is in move-in condition.

There is a welcoming reception hall with a door leading to the lounge. The lounge is pleasantly located to the front of the property with a large front facing window flooding the room with natural light.

The kitchen/diner is the hub of the home and the perfect location for entertaining with family and friends. The kitchen has a wealth of floor and wall units with integrated appliances. The dining area can offer space for a large dining room table. A second reception room is also on the ground level and can be utilised as a formal dining room or a playroom. A handy WC completes the accommodation on the ground level.



The Lounge





Reception Room





Kitchen/Diner





Kitchen/Diner



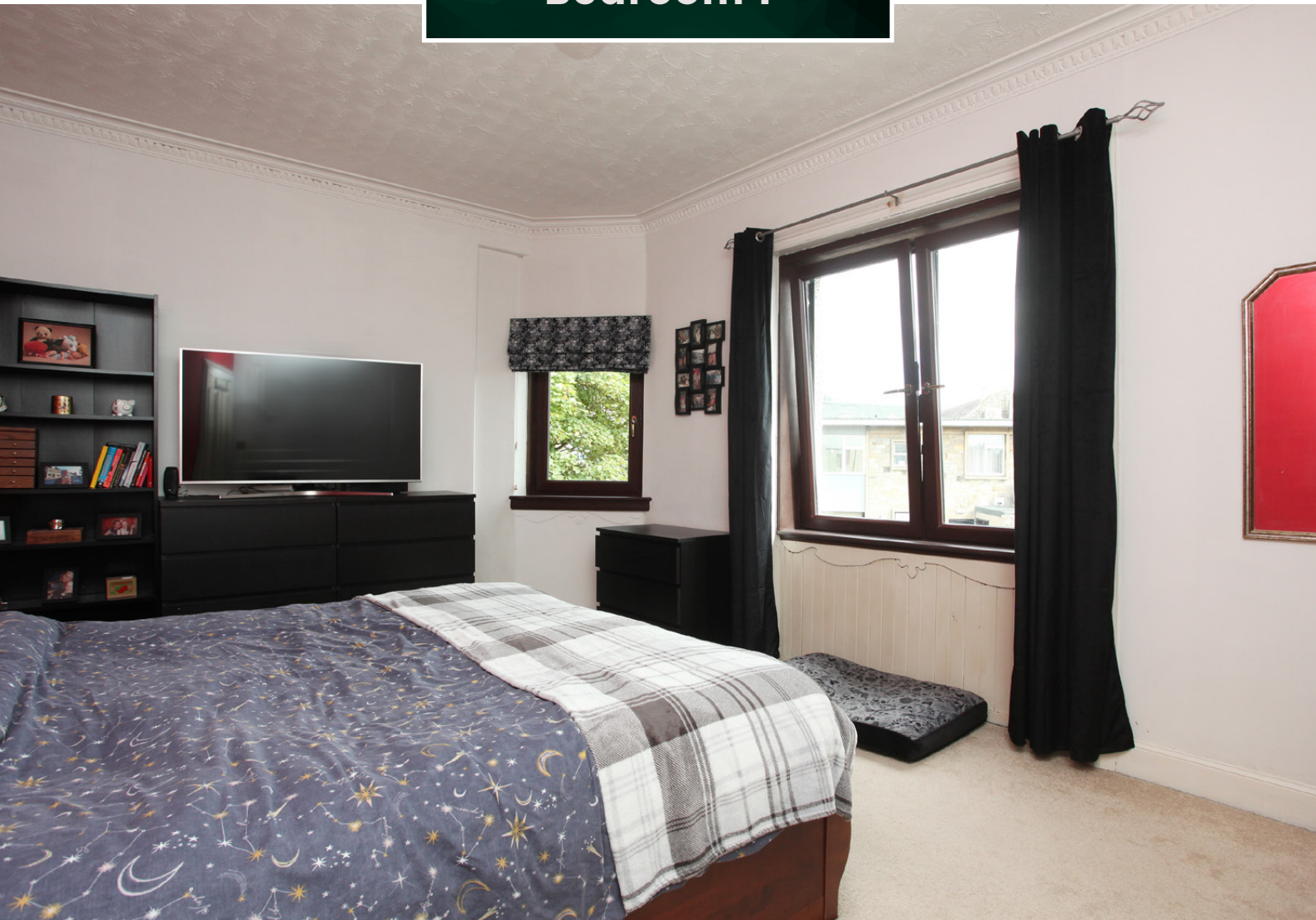


To the upper level, there are three good-sized bedrooms all with space for free-standing furniture. The stylish three-piece family bathroom completes the accommodation on offer.





Bedroom 1





Bedroom 2





Bedroom 3





The attic is reached by a Ramsey ladder and has been fully
floored with full electric power.





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	7.25m (23'9") x 3.30m (10'10")
Lounge/Bedroom 4	5.00m (16'5") x 3.70m (12'2")
Reception Room	4.40m (14'5") x 3.50m (11'6")
WC	1.90m (6'3") x 1.00m (3'3")
Bedroom 1	5.10m (16'9") x 3.71m (12'2")
Bedroom 2	4.40m (14'5") x 3.60m (11'10")
Bedroom 3	3.71m (12'2") x 2.20m (7'3")
Bathroom	3.20m (10'6") x 2.00m (6'7")

Gross internal floor area (m²): 151m²

EPC Rating: D

The property further benefits from gas central heating and double glazing.

There are attractive garden grounds to the rear of the property which are mainly laid to lawn. Off-street parking is provided by a driveway to the side of the property.

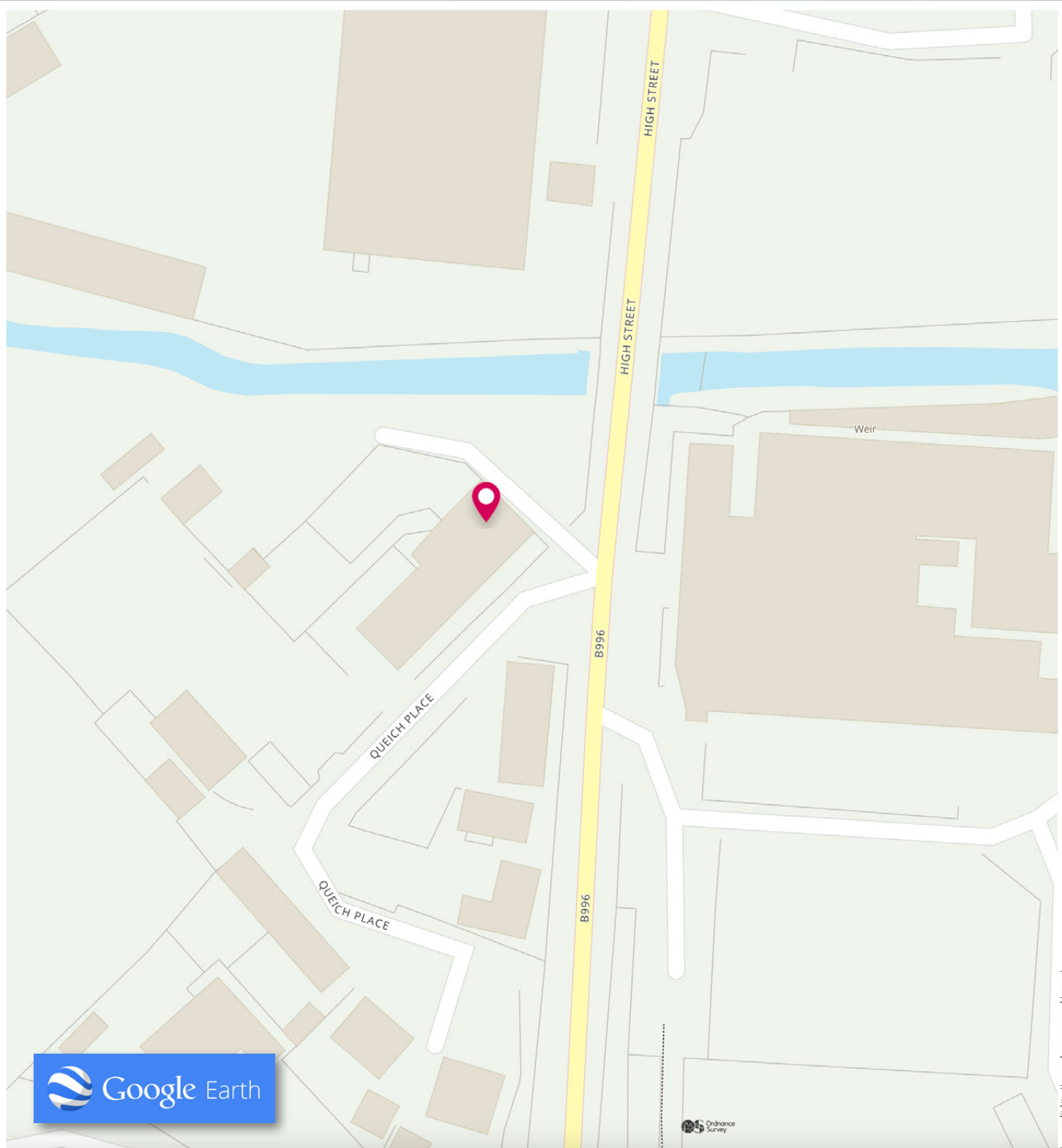




2 Queich Place sits in a popular, residential area of Kinross and is within walking distance of most amenities including Sainsbury's supermarket. Often quoted as being the "best place to live", Kinross-shire, is a beautiful county bordered by Perthshire to the north, Fife to the East and South, and, 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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