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2 Cameron Avenue

Kinross, Perth and Kinross, KY13 8BG



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This semi-detached house is an exclusive four-bedroom residence, which has been upgraded to high standards throughout.

The beautiful home features large rooms with modern décor, and it includes a generously appointed breakfasting kitchen and three quality washrooms. Meeting all the demands of modern families, it also has private parking for two cars and a family-friendly garden to the side and rear, which is fully enclosed and positioned to the south and west, catching sun throughout the entire day. With a central location in Kinross, the desirable property is close to all the town offers as well.

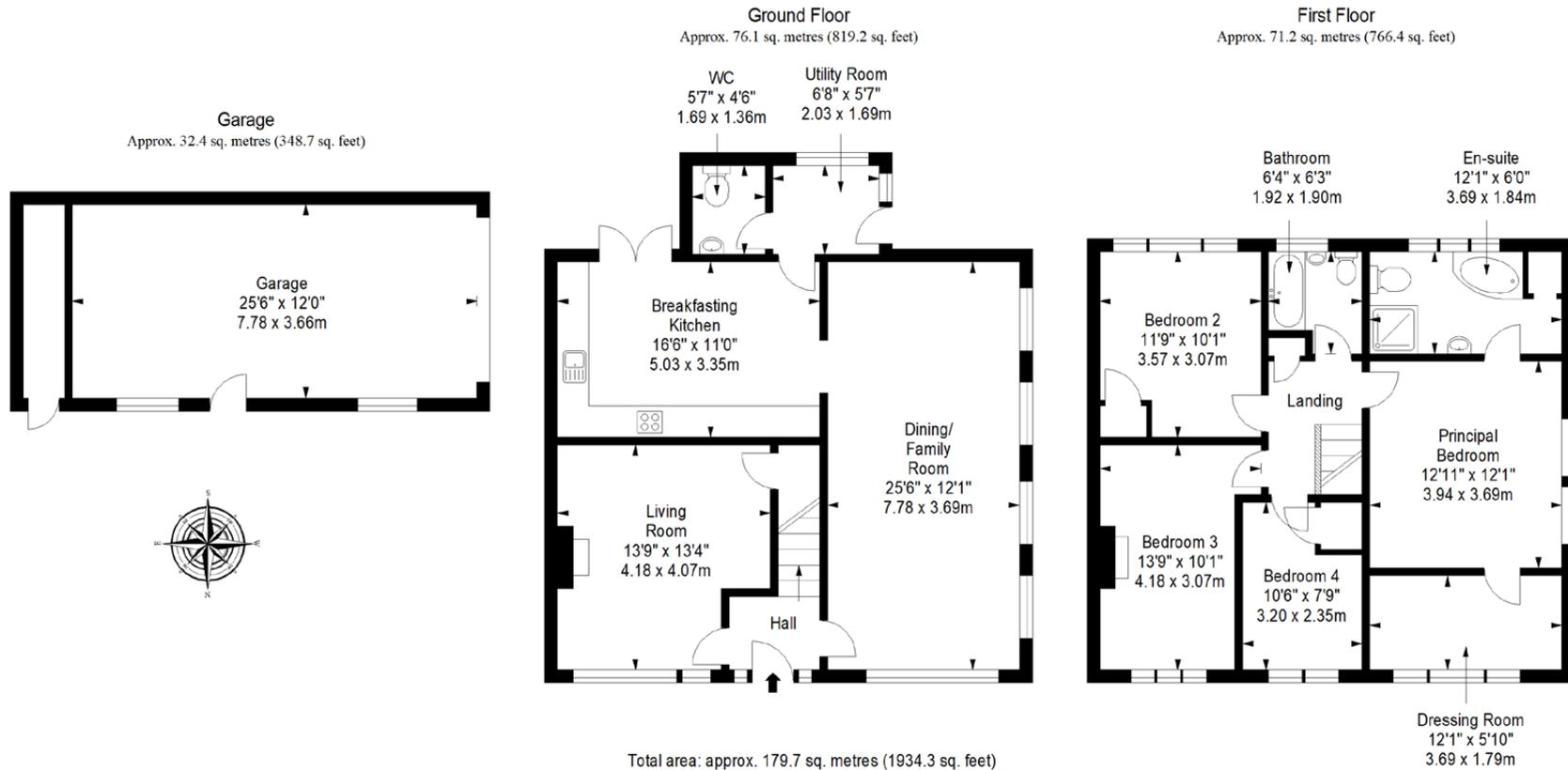
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- Exceptional semi-detached house in Kinross
- Naturally-lit entrance hall
- Living room with a log-burning stove
- Substantial, dual-aspect dining/family room
- Expansive breakfasting kitchen
- Utility room with garden access and a WC
- Principal suite with a dressing room
- Two additional double bedrooms
- Versatile single bedroom/office with storage
- 4pc en-suite bathroom with shower cubicle
- Family bathroom with overhead shower
- Well-maintained front garden
- South-facing landscaped rear garden
- Private driveway and detached garage
- Gas central heating and double glazing
- EPC - C



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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