

# 1 bedroom flat for sale, Curate Wynd, Kinross KY13 (84,500 GBP)



Location **Scotland, Perthshire**  
<https://www.freeadsz.co.uk/x-162143-z>

A generous ground floor flat with traditional features, recently upgraded to an exceptional standard, in a much sought after conservation area in Kinross. Situation Surrounded by beautiful hills and countryside, the popular country town of Kinross sits on the shores of Loch Leven. There are a wide range of local retail and recreational facilities. Kinross benefits from a highly regarded Primary School and a new state of the art Secondary School complete with adjoining community campus, as well as a popular leisure centre and Heritage Trail around Loch Leven. The town lies adjacent to the M90 and has a good local bus service with park and ride facility, making this an ideal location for the commuter. Entrance Hall A modern front door leads to the entrance hall with access to the lounge and double bedroom. Lounge 4.06 3.94 (13'3" 12'11") A spacious lounge with high ceiling, feature fireplace with real fire, ceiling rose, cornicing, hardwood skirting and recessed storage cupboard. Window to front. Breakfasting Kitchen 4.04 3.94 (13'3" 12'11") A modern and bright kitchen with high ceiling, a range of floor and wall mounted units, contrasting worktop with Belfast sink, stainless steel hob, oven and cooker hood. There is ample space for a dining table and chairs, window overlooking rear shared garden. Rear Hall/Study 3.23 1.85 (10'7" 6'0") With fitted desk and storage area, this space could easily be adapted to create a second bedroom. Back door giving access to the shared garden, window overlooking rear shared garden. Shower Room Comprising fully enclosed shower, wash hand basin, wc, fully tiled. Opaque glazed window to rear. Bedroom 4.14 3.76 (13'6" 12'4") A bright and spacious double bedroom benefiting from high ceiling with ceiling rose and walk in wardrobe, window to front. Garden/Ground The property benefits from its own private entrance at the front of the building, which includes a small private walled garden. There is a shared garden to the.

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