





Beautifully presented throughout and recently upgraded Number 9 Buchan Avenue is brought to the market in move in condition.

This three-bedroom terraced villa is located in the sought after semi - rural village of Kinnesswood. A popular location within Kinross-Shire for commuters being positioned with ease of access to Kinross, Perth, Edinburgh and beyond.

Convenience is coupled with the benefits of semi-rural living with local amenities including; a local convenience store with garage, well utilised village hall, and play park just a stones through from the property. Loch Leven Heritage Trail is also within walking distance. Local Primary schooling is found at highly regarded Portmoak Primary School and Secondary schooling is located at Kinross High School which provides transport from the village main street for pupils. An ideal home for families, first time buyers or investors alike.

The property comprises: Handy entrance porch with excellent storage leading to the lower hallway, spacious cloakroom with potential to install a W.C/Shower room, well-proportioned modern lounge with large dual aspect double glazed windows to the front and rear allow an abundance of natural light to flood the space, underfloor heating and good sized dining area. Separate kitchen with contemporary shaker style wall and base mounted units provide good storage and UPVC glazed doorway allows access to the rear garden.

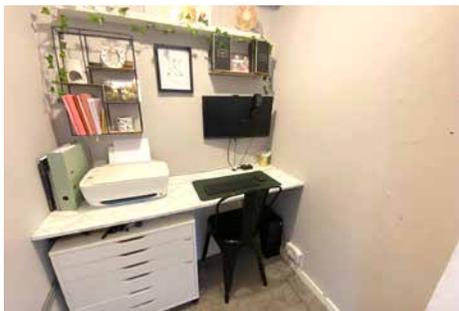
A carpeted staircase with timber handrail leads to the upper level. Three spacious and bright bedrooms are all completed with built in storage providing hanging, shelving and storage space. The three-piece family bathroom comprises bath with shower above, W.C and wash hand basin, and a heated towel rail. The property is warmed by a recently installed, efficient, electric heating system and has benefitted from new double glazing throughout which comes with a 15 year guarantee.

Externally a private garden is located to the front and rear which is partially laid to lawn with paved walkway and seating area. Plentiful on street parking is also available.

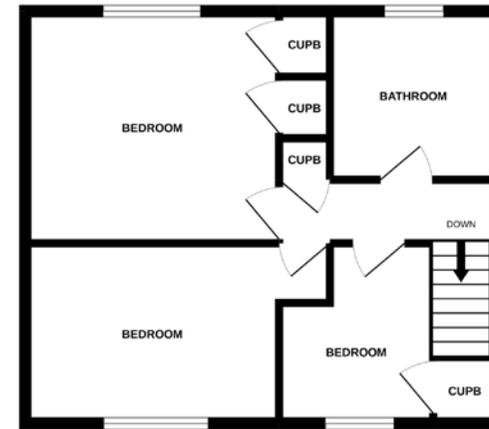
EPC Rating - F

Early Viewing is strongly recommended.

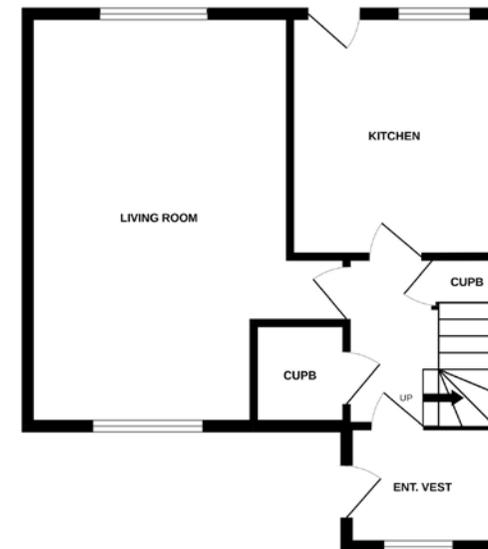




1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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