



68B High Street, Kinross, KY13 8AJ
Offers Over £70,000

 **Fife
Properties**

INVESTMENT OPPORTUNITY Well-presented 1 Bedroom 1st Floor Apartment located in central Kinross close to all amenities making this a fantastic opportunity for an investor to expand their portfolio. The property has a long term tenant situated and currently produces an annual gross income of £5,700 (8.1% gross yield). The new owner could increase to a market rate and achieve an annual gross income of £6,600 (9.4% gross yield). Taking into consideration the asking price, this will make for a worthwhile addition to an investor's property portfolio

Accommodation: Hall, spacious lounge, kitchen, double bedroom and bathroom. GCH. DG. Pleasant views of the high street from the lounge windows. Ideal starter property.

LOCATION

Located close to all amenities including shops, primary and secondary schools, restaurants, hotels, a supermarket and two golf courses. The M90 gives easy commuting to Edinburgh and Perth. There is a Park and Ride service at Kinross with regular express coach services to Edinburgh and Perth. Edinburgh Airport, situated on the western periphery of Edinburgh, has a wide range of domestic and international flights. The surrounding countryside provides ample opportunities for the outdoor enthusiast. Loch Leven is renowned for its excellent fishing and beautiful countryside provides excellent walking, running, cycling and riding opportunities via the Heritage Trail. St Andrews, the 'Home of Golf', is less than 30 miles to the east.

HALL

Accessed from the high street through a communal stairwell leading to the first floor. UPVC door with opaque double-glazed window leads into the hall. Access hatch to ceiling. Cupboard houses electricity fuse/switchgear. Radiator. Carpeted.

LOUNGE 15'0" x 11'4" (4.59m x 3.47m)

Bright and spacious with a double-glazed window to front and side with pleasant views of the high street. Radiator. Laminate flooring.

KITCHEN 7'10" x 6'1" (2.40m x 1.86m)

Incorporating wall mounted, floor standing units with wipe clean worktops and integrated oven, hob and extractor. Double glazed window to side. Partially tiled. Vinyl flooring.

BEDROOM 12'3" x 12'0" (3.75m x 3.68m)

Double bedroom with 2 double glazed windows to the side. Cupboard provides storage and houses a wall mounted combination central heating boiler. Radiator. Carpeted.

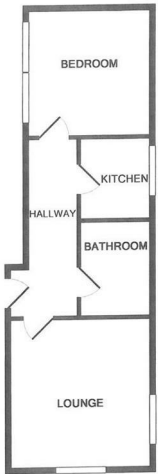
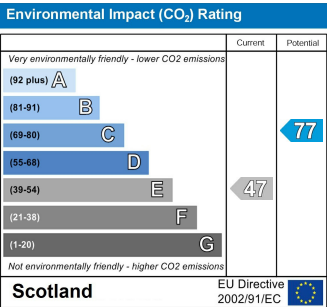
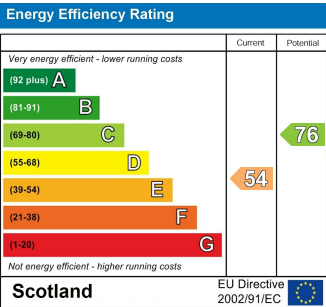
BATHROOM 6'0" x 6'0" (1.84m x 1.84m)

Consists of a 3-piece suite comprising: W.C., wash hand basin and bath with thermostatic shower and curtain above. Partial wet walled. Radiator. Vinyl flooring.

AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

Contact Fife Properties 01334 654221
97 Bonnygate
Cupar
Fife
KY15 4LG
email: cupar@fifeproperties.co.uk
website: www.fifeproperties.co.uk



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