

Andersons LLP

SOLICITORS AND ESTATE AGENTS



- Detached Villa
- Entrance Vestibule
- Hallway
- Sitting Room
- Dining Room
- Breakfasting Kitchen
- Ground Floor WC
- Upper Hallway
- 4 Bedrooms
- En Suite Shower Room
- Family Bathroom
- Gardens to Front & Rear
- Attached Single Garage
- Open Aspect to the Rear

93 Lathro Park, Kinross, KY13 8RU

Offers Over £215,000

This beautifully presented Detached Villa is situated within a popular residential area and has been well maintained by the current owners. The accommodation comprises Entrance Vestibule, Hallway, Sitting Room in open plan with the Dining Area, breakfasting Kitchen, ground floor WC, Upper Hallway, Master Bedroom with En Suite Shower Room, three further Bedrooms and family Bathroom. Externally the property benefits from garden areas to both the front and rear, with the rear garden being well maintained with a water feature and numerous planted areas. In addition there is a chipped driveway leading to a single garage. Further features include hardwood facings throughout, gas central heating and double glazing.

KINROSS-SHIRE - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, banks and other facilities including medical centre. There is a 'Park and Ride' service to Edinburgh and good bus links to the other major towns and cities. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools including Dollar Academy are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports. Add to the mix a wide range of clubs and organisations and it quickly becomes clear why Kinross-Shire is a popular location for the young and not so young alike. For a more comprehensive list of available activities for all age groups see www.kinross.cc

Entrance Vestibule

1.03m by 1.48m (3'04" by 4'10")
Door with split frosted glazed panel gives access to Entrance Vestibule. Laminate floor covering. One radiator. Fifteen pane glazed door to Hallway.

Hallway

3.23m by 1.71m by (10'07" by 5'07") sizes at widest
Fifteen pane glazed door gives access to the Hallway. Access to all ground floor accommodation and turning staircase leads to Upper Level. One radiator. Laminate floor covering.

Sitting Room/Dining Area

3.34m by 7.81m (10'11" by 25'07")
Fifteen pane glazed door with glazed side panels allows access to the attractive Sitting Room which is in open plan with the Dining area. Bay style window to front overlooking the garden. Focal wooden fireplace with marble effect inset and hearth. Wall mounted air conditioning unit. Two radiators. Patio doors in the Dining area lead out to the rear garden patio area. Ceiling coving.

Kitchen

4.27m by 2.87m (14' by 9'05")
Well presented Kitchen fitted with a number of base and wall mounted units with contrasting worktop surfaces and complimentary splashbacks. Inset one and a half bowl sink with mixer tap. Built-in oven and four burner gas hob. Integrated fridge freezer. Plumbing for washing machine and dishwasher. Ample space for breakfasting table and chairs. Window formation to the rear overlooking the garden. Expelair fan. Vinyl floor covering. One radiator. Useful shelved storage cupboard. External door to side with frosted glazed panel.

Ground Floor WC

0.96m by 1.92m (3'01" by 6'03")
Comprising WC and wash-hand basin with tiled splash backs. Frosted window to side. One radiator.



Upper Hallway

3.79m by 3.08m (12'05" by 10'01")

Turning staircase with gallery style wooden balustrade leads to an L Shaped Hallway. Access to bedroom and bathroom accommodation. Useful storage cupboard housing hot water tank. Window to side. Loft hatch.

Master Bedroom

3.31m by 3.45m (10'10" by 11'03")

Bright Master Bedroom with triple window formation to the front. Triple mirror fronted wardrobes. One radiator. Ceiling coving. Door to En Suite Shower Room.

En Suite Shower Room

1.26m by 2.37m (4'01" by 7'09") sizes at widest

Comprising WC with concealed cistern and wash-hand basin with mixer tap and built-in storage below. Separate shower cubicle. Expelair fan. Shaver point. Window to side. One radiator.

Bedroom 2

3.14m by 2.75m (10'03" by 9')

Second double Bedroom with triple window formation to the front. Useful shelved storage cupboard. One radiator.

Bedroom 3

2.90m by 3.30m (9'06" by 10'10")

Third double Bedroom with window formation to the rear. Laminate floor covering. One radiator.

Bedroom 4

2.40m by 2.90m (7'10" by 9'06")

Fourth bedroom with double window formation to the rear. Laminate floor covering. One radiator.

Bathroom

2.06m by 1.82m (6'09" by 5'11")

White suite comprises WC with concealed cistern, wash-hand basin with mixer tap and built-in storage below and bath with shower above. Full tiling to wc, wash hand basin and shower area. Wall mounted mirrored medicine cabinet. Expelair fan. Window to rear. One radiator.

Driveway & Garage

A chipped and paved driveway allows parking for several vehicles and leads to a single garage with up and over door. The garage incorporates power and light.

Gardens

The property boasts garden areas to both front and rear. The front garden is mainly laid to lawn with paved pathways leading to either side of the property. The rear garden is also mainly laid to lawn with numerous features including a water feature, raised wood chip display area, rockery and Arbour. In addition there is a lean to timber shed to the side. There are unspoilt views to the rear over the countryside beyond.

Extras included in the price

All fitted floor coverings, blinds, oven, hob, integrated fridge freezer and timber shed.

Extras by separate negotiation

All white goods and certain items of furniture.



These particulars and measurements while believed to be correct are not guaranteed and prospective purchasers must satisfy themselves with regard to the same. Further particulars from and offers to Messrs Andersons LLP, Solicitors.

Viewing

Viewing by appointment through Andersons LLP 01577 862405

Offers

These should be in writing to our Kinross Office.

Measurements

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.



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