

Andersons^{LLP}

SOLICITORS AND ESTATE AGENTS



Semi-Detached Villa

3 Bedrooms

Sitting Room

Kitchen

Conservatory

Bathroom & WC

Gardens

Gas Central Heating

Double Glazing

27 Alexander Drive, Kinross, KY13 8TY

Offers Over £145,000

This Semi-Detached Villa occupies an enviable position in a popular residential area. The spacious family sized accommodation is over two levels and comprises Entrance Vestibule, Hallway, Sitting Room, Breakfasting Kitchen, Conservatory, Bathroom, Upper Hallway, three double Bedrooms and WC. Externally the property has an attractive and well maintained garden to the rear. The vendors have obtained Outline Planning Permission for a detached property to be constructed in the garden grounds to the side and a fence will be erected to show the boundary. Features include gas central heating and double glazing.

The town of Kinross can offer a good range of shops, banks and other facilities including medical centre, sports centre, swimming pool, golf courses and active community clubs and organisations, while Milnathort offers local shopping for everyday requirements. Dunfermline (13miles) offers further local amenities and main line railway station with regular intercity trains. Edinburgh with its complete range of shopping, cultural facilities and international airport lies 24miles to the South and Kinross is well situated to take advantage of the M90 Motorway providing an ideal base for the commuter with access to Edinburgh, Glasgow, Perth etc.

Details of Accommodation

Entrance Vestibule

2.08m by 1.44m (6'09" by 4'08")

Entrance through replacement UPVC door with frosted coloured glazed feature panels gives access to the Entrance Vestibule. Understair storage cupboard with louvre doors. Window to side. Laminate floor covering. Frosted glazed door leads to the Entrance Hallway.

Entrance Hallway

3.81m by 0.84m (12'06" by 2'09")

The Entrance Hallway allows access to the Sitting Room, Bathroom and Kitchen and a carpeted staircase leads to the Upper Level. Shelved storage cupboard housing meters. Laminate floor covering. One radiator.

Sitting Room

4.27m by 4.27m (14'00" by 14'00")

Spacious public room with large window to the front providing views of the garden. Focal coal effect gas fire with marble effect mantle, hearth and surround. Ceiling coving. One radiator.

Kitchen

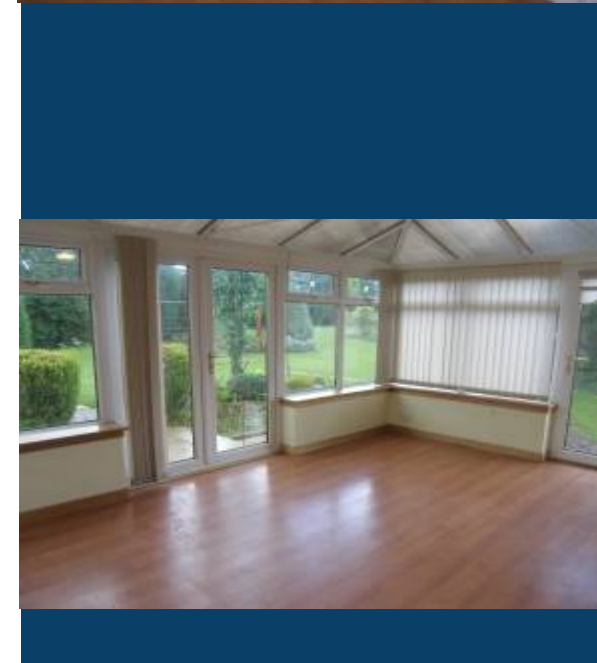
4.26m by 2.78m (13'11" by 9'01")

In need of modernisation, the breakfasting size Kitchen is currently fitted with a number of base and wall mounted units with contrasting worktop surfaces and complimentary tiled splashbacks. Glass fronted display units and open corner display shelf. Built-in Hotpoint oven, four burner gas hob and cooker hood. Inset stainless steel sink with mixer tap. Space for washing machine. Window overlooking the Conservatory. Ample space for breakfasting table and chairs if required. UPVC door gives access to the Conservatory. Laminate floor covering. One radiator.

Conservatory

4.71m by 3.68m (15'05" by 12'00")

Sizeable Conservatory with dwarf wall, pitched roof and surrounding double glazed windows with deep display window ledges. The Conservatory provides views over the mature rear garden. French doors lead to the patio area and a further external door leads to the side garden. Remote control air conditioning fan. Fitted wall lights. Laminate floor covering.



Bathroom

2.07m by 2.96m (6'09" by 9'08")

Sizes at widest

Well appointed, fully tiled Bathroom comprising of white WC with concealed cistern, wash-hand basin with mixer tap and bath with Mira Advance shower above. Fitted bathroom furniture providing ample storage space. Wall mounted mirror with vanity spotlights above. Frosted window to side. Chrome effect heated towel rail.

Upper Hallway

Split level staircase with window to side and further window to the front leads to the WC and Bedroom accommodation. Ceiling coving. Loft hatch. One radiator.

WC

1.55m by 0.88m (5'01" by 2'10")

Comprising of WC and wash-hand basin with mixer tap. Frosted window to side with deep display ledge. Wall mounted glass display shelf. Inset spotlight. Laminate floor covering.

Bedroom 1

4.34m by 2.90m (14'03" by 9'06")

Spacious double Bedroom with built-in triple mirrored wardrobes with shelf and hanging rail. Large window to the rear with views extending over the garden. Ceiling coving. One radiator.

Bedroom 2

3.88m by 2.80m (12'08" by 9'02")

Located to the front of the property, the second double Bedroom benefits from a large window affording much natural light. Double built-in mirrored wardrobes with shelf and hanging rail. Ceiling coving. One radiator.

Bedroom 3

3.15m by 2.48m (10'04" by 8'01")

Third double Bedroom with window to rear. Built-in shelved cupboard. Ceiling coving. One radiator.

Gardens

The property has attractive gardens to front and rear with scope for off street parking.

Offers

These should be in writing to Andersons LLP, 40 High Street, Kinross KY13 8AN.

Measurements

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



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.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405

F: 01577 862829

E: mail@andersons-kinross.co.uk
property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

Campbell C. Watson LL.B N.P

Lorna E. Miller LL.B DIP L.P N.P

Property Manager

John J Kenny

Andersons LLP is a limited liability partnership (No. 300983)
having their registered office at 40 High Street, Kinross KY13 8AN

