

Andersons LLP

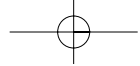
SOLICITORS AND ESTATE AGENTS



- Detached Villa
- Vestibule
- Cloakroom
- Sitting Room with adjacent Dining Area
- Fitted Kitchen
- 4 Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Integral Garage
- Attractive Gardens
- Gas Central Heating
- Double Glazing

4 Hatchbank Lane, Gairneybank, By Kinross, KY13 9LA

Offers Over £179,000



A well located detached villa providing generously proportioned accommodation throughout. Comprising, Vestibule, Hall, Cloakroom, Sitting room with adjacent Dining Area, Fitted Kitchen, 4 Bedrooms, En-Suite Shower Room and Family Bathroom. The property benefits from Double Glazing, Gas Central Heating, Attractive Gardens and an Integral Garage.

Location

Gairneybank is a small rural hamlet some 2 miles to the south of Kinross (accessed off the B 996). The town of Kinross offers 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. Easy access is given to the main motorway network (M.90) 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 22miles to the South.

Travel Directions

From the centre of Kinross proceed south onto the B996. Follow this road for 2 miles turning right onto Hatchbank Road and then left onto Hatchbank Lane. Number 4 is on the right hand side at the end.

Entry

Entry is gained via a traditionally styled door into the reception vestibule.

Reception Vestibule

Coat hanging rail, timber effect laminate flooring. Door to hallway.

Hallway

Hallway with glazed panel doors through to the kitchen. Open plan access to the stairway to the upper level. Door into cloakroom.

Cloakroom

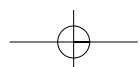
Comprising W.C and wash hand basin. Tiled to dado level. Frosted double glazed windows.

Sitting Room extending to Dining Room

7.85m x 3.35 (25'7" x 11'0") (at widest point)
An excellent room with double glazed windows to front and patio doors to the rear giving direct access to the enclosed rear gardens. Timber effect flooring. Ceiling coving. This room easily incorporate both sitting and formal dining areas.

Breakfasting kitchen

4.37m x 2.83m (14'4" x 9'5")
An excellently appointed and bright kitchen with double glazed windows looking onto the enclosed rear garden and beyond over the open countryside. The Kitchen is fitted with attractive storage units at base and wall levels and has an integrated gas hob with extractor over, electric oven with other white goods of fridge, automatic washing machine, dishwasher and freezer included in the sale. The kitchen also has a fitted breakfast bar. Door to the side. Fitted under stair storage cupboard.



Upper level

Upstairs is accessed via a right hand turn stairway.

Landing

The Landing gives access into 4 bedrooms, family bathroom, an airing cupboard and has a hatch to the loft space.

Bathroom

1.93m x 2.03m (6'4" x 6'8")

A family bathroom comprising W.C, built in wash hand basin with bath and spray attachment over. Frosted glazed window.

Bedroom 1

3.22m x 3.73m (10'7" x 12'3")

Large double bedroom with double glazed windows to front. Fitted double wardrobes with mirrored doors. Door to en-suite shower room.

En-suite shower room

Comprising W.C, built in wash hand basin and shower cabinet with 'triton' shower. Frosted double glazed windows. Tiled surrounds.

Bedroom 2

2.89m x 3.11m (9'5" x 10'2")

Another double bedroom with double glazed windows to front. Fitted double wardrobes with mirrored doors.

Bedroom 3

3.40m x 2.90m (11'2" x 9'6")

Third bedroom with double glazed windows to rear providing attractive aspects towards Benarty Hill.

Bedroom 4

2.87m x 2.90m (9'5" x 9'6")

This is a good sized fourth bedroom with double glazed window overlooking the enclosed rear garden and beyond over the adjacent farmland and countryside.

External

The property is set in generous gardens, predominately lawned with mono-block driveway to accommodate two vehicles leading up to the garage. The rear garden is an excellent feature. This child safe garden is fully enclosed again with a good sized lawn area and incorporating drying area and well stocked flower borders. The garden is south facing and gets sunshine throughout most of the day. There is a patio section and this is an ideal area for outdoor entertaining/barbeque.

Garage

The property has an integral single garage with power and light.

Offers

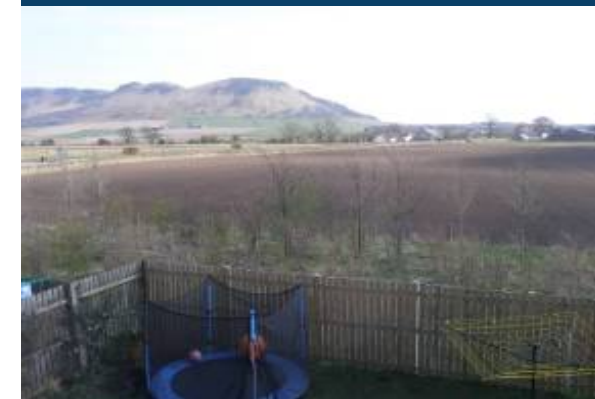
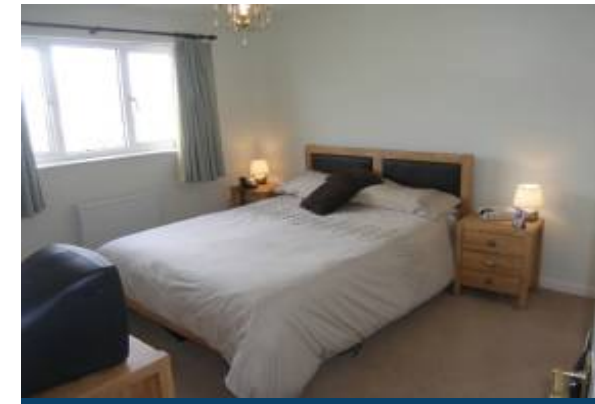
These should be in writing to our Kinross Office.

Measurements

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

Viewings

Viewings by appointment through Andersons LLP - 01577 862 405



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