

Andersons LLP

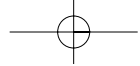
SOLICITORS AND ESTATE AGENTS



- Top Floor Apartment
- Small Village Development
- Excellently Appointed
- Sitting/Dining Room
- Recently Fitted Kitchen
- 3 Bedrooms
- Bathroom
- Large Floored Attic
- Cellar Storage
- Mature Communal Gardens
- Modern Electric Heating
- Parking Space

3 Lomond House, Glenlomond Village, By Kinross, KY13 9HF

Fixed Price £105,000



This is an exceptionally well appointed top level apartment enjoying outstanding views of the countryside surrounding Glenlmond. This popular small development lies close to the village of Kinnesswood and the nearby towns of Kinross and Milnathort. The property offers well proportioned accommodation of Hallway, Sitting Room/ Dining Room, recently fitted Kitchen, Bathroom and 3 Double Bedrooms. There is also a large floored attic which currently provides storage but offers potential for conversion. Other features include a modern electric heating system, traditional features, an extensive communal garden, an external storage cellar and residents' parking.

Glenlmond is a prestigious rural development with a range of domestic dwelling houses and also with a residential nursing home within the vast grounds. The development is around 5 miles from the villages of Kinross and Milnathort, which have a range of amenities including, golf courses, supermarkets, Kinross High School, leisure centre, health centre, a range of craft shops and several hotels and restaurants. There is now a park and ride facility from Kinross to Edinburgh and Perth. More locally the villages of Kinnesswood and Scotlandwell also have local shops, hotels and nursery and primary schooling. Glenlmond village has an excellent sense of community.

Travel Directions

From Andersons LLP in Kinross proceed along The Muirs turning right at the signpost for Scotlandwell. Follow the road round the Loch side bearing right towards Scotlandwell. Turn left at the signpost for Glenlmond, proceed up the hill into the centre of this small hamlet and the property is located in Lomond House (entered at the entrance at the left of the building).

Entry

Entry is gained at the upper level, from the doorway located to the left of the building.

Hallway

Most impressive presented hall with oak timber flooring which continues throughout the hall, into the sitting room and through to the kitchen and bedroom 3. There is also a hatch leading to substantial loft space. The meter/fusebox cupboard is located by the front door.

Sitting Room/Dining Room

5.10m by 4.39m (14'4 by 16'8)

Again with solid oak flooring this room has stunning panoramic views over the surrounding open countryside and towards West Lomond. Easily incorporating a dining table and free standing furniture, this room has a doorway through to the kitchen with the oak flooring continuing.

Kitchen

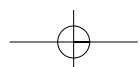
2.73m by 3.40m (8'11 by 11'1)

An excellently appointed recently-fitted kitchen with attractive fitted storage units at base and wall levels, with fitted cooker, extractor and a centrepiece unit incorporating a microwave. There is a 1 1/2 bowl stainless steel sink unit and drainer. The high quality units have polished granite effect worktops surrounded by contemporary coloured glass tiling. The kitchen has ample space for all appliances. Again, panoramic countryside views are provided via the traditional window formation. The kitchen houses the water boiler.

Bathroom

2.42m by 1.52m (7'11" by 4'11)

Another excellently appointed room. Comprising of W.C., pedestal wash hand basin and bath with a power shower fitted over. Tiled flooring. Tiled walls. Shaver point. Heated chrome towel rail.



Bedroom 1

2.86m by 4.03m (9'4" by 13'2")

A good sized double bedroom with a traditional sash and case window (a recurring feature) offering views towards Loch Leven, especially in the autumn and winter months when the leaves fall from the mature trees opposite.

Bedroom 2

4.37m by 2.51m (14'4" by 8'2")

Another bedroom with attractive curved window formation, which again offers views to Loch Leven in the winter months.

Bedroom 3

3.40m by 2.42m (11'2" by 7'11")

Again generously proportioned this third bedroom has oak flooring. Window to side. This room has ceiling coving which again is a recurring feature.

Large Floored Attic

The property has a large floored attic accessed via a Ramsey style ladder, with considerable scope for conversion. Approximate dimensions of 5.30m x 4.10m. There is currently a skylight window.

Cellar

The property has good sized cellar area at ground level ideal for bikes, garden furniture and additional storage etc.

Gardens

The property has extensive communal gardens. The gardens are mainly laid to lawn with ample space for play areas and outdoor dining and sitting areas etc. Shared drying area. The garden is an outstanding feature.

Maintenance

There is a factoring fee of around £25 per month for the property itself. This includes garden maintenance, building insurance and communal lighting areas. There is an additional factoring charge for the village "common good" at approximately £20 per month. All interested parties should satisfy themselves with regard to these charges.

Parking

There is parking adjacent to the property.

Heating

Heating is supplied by a modern electric water system with radiators throughout. In addition the property has two Economy 7 wall mounted storage heaters.

Council Tax Band D

Viewing

Viewing by appointment through Andersons LLP 01577 862405 or direct with vender Mrs Smith 07720 891117

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.



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.



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