

Andersons LLP

SOLICITORS AND ESTATE AGENTS



- Well Appointed
- Semi Detached Dwellinghouse
- Cul De Sac Position
- Sitting Room
- Dining Room
- Fitted Kitchen
- Bathroom
- 3 Bedrooms
- Gardens
- Garage/Driveway
- Gas Central Heating
- Double Glazing

42 Springfield Park, Kinross, KY13 8QT

Offers Over £138,000

A well appointed semi detached dwellinghouse in a popular residential location. The property is well presented and has spacious accommodation comprising, sitting room, dining room, fitted kitchen, bathroom and three bedrooms. Further features include gas central heating and double glazing. The property is set in attractive gardens and has a single garage and additional driveway parking.

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

Entry

Entry is gained to the front via a double glazed entrance door into the reception hallway.

Reception Hallway

Doorway through to the sitting room. Direct access to the stairway to the upper level. Deep cloaks cupboard with fitted cloaks rail.

Sitting Room

4.12m by 3.03m (13'6" by 9'11")

A well appointed sitting room with double glazed window to front. Features include timber effect flooring. The sitting room gives open plan access through to the dining area.

Dining Area

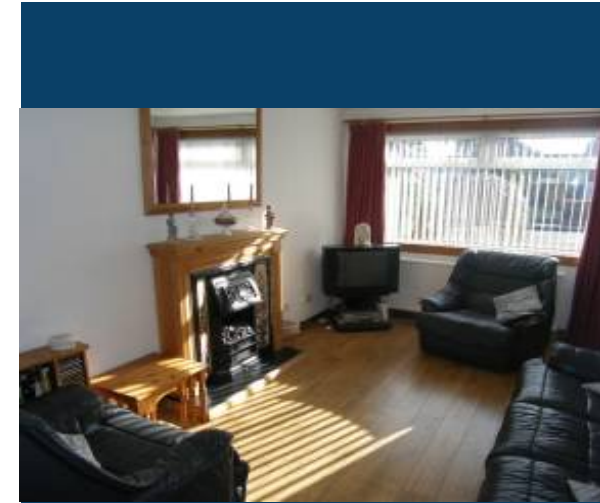
3.51m by 2.58m (11'6" by 8'5")

Another attractively presented room. The dining room has double glazed windows looking out to the enclosed rear garden. Doorway to Kitchen.

Kitchen

3.51m by 2.42m (11'6" by 7'11")

An excellently appointed kitchen with attractive storage units at base and wall levels. Ample work top surfaces. Gas hob with extractor over. Fitted double oven. Stainless steel sink unit and drainer. Spaces for other appliances. Tiled surrounds. Tiled flooring. Window and door to rear. Window to side.



Upper Level

Upstairs gives access to the bathroom and three bedrooms. There is also a fitted storage cupboard and hatch to the loft space.

Bathroom

2.09m by 1.88m (6'10" by 6'2")

Comprising three piece suite with w.c, pedestal wash hand basin and bath with electric shower over. Tiled surrounds. Frosted double glazed window.

Bedroom 1

3.16m by 4.01m (10'4" by 13'2")

Double bedroom with double glazed window to front. Fitted wardrobe. Space for free standing furniture if required.

Bedroom 2

3.24m by 2.97m (10'7" by 9'9")

Another double bedroom which has a double glazed window to the rear. Fitted wardrobe.

Bedroom 3

3.29m by 2.36m (10'9" by 7'9")

A good sized third bedroom with fitted storage. Double glazed window to front.

Gardens

The property is set in attractive gardens. To the front the gardens are laid predominantly to chip and paving stone with a driveway providing tandem parking and leading to the garage. The rear garden incorporates patio sections, space for drying area and flowered borders.

Garage

The property has a single garage with power and light. Up and over door and additional door to side.

Heating

Heating is supplied by gas central heating with radiators through the property.

Extras

Extras include fitted carpets. The fireplace in the sitting room can be left by separate negotiation.

Viewing

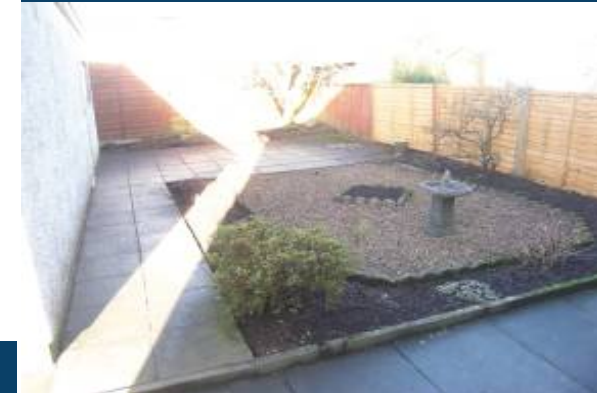
Viewing by appointment through Andersons LLP 01577 862405

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.



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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