

Andersons LLP

SOLICITORS AND ESTATE AGENTS



- Semi Detached Villa
- Recently Refurbished
- Sitting Room
- Dining Area
- Bespoke Fitted Kitchen
- Family Bathroom
- Luxury Shower Room
- 3 Bedrooms
- Integral Garage
- Attractive Gardens
- Gas Central Heating
- Double Glazing

4 St Marys Place, Kinross, KY13 8BZ

Offers Over £150,000

An extended semi detached villa which has been refurbished in recent months to a most exacting specification. The property comprises spacious entrance hall, sitting room, dining area, bespoke fitted kitchen, family bathroom, luxury shower room and three bedrooms. Other features include integral garage, attractive well stocked gardens, gas central heating (new combi-boiler), double glazing, new timber doors throughout and solid oak flooring through the whole of the ground floor. Internal viewing will be required to fully appreciate the standard of finish in this property.

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

Travel Directions

From Springfield Road turn into Sutherland Drive, turn left into St Marys Place and right into the first cul-de-sac and number 4 sits on the right-hand side.

Entrance Hall

Entry is gained to the front into the large reception hall. Double glazed windows to the front and side. Solid oak flooring. Direct access to stairway to upper level. Doors into sitting room and bathroom. Understair storage cupboard.

Sitting Room

4.59m by 3.15m (15'1" by 10'05")

Well appointed room with double glazed window to the front. Focal fireplace with Living Flame gas fire and solid marble hearth. Ceiling coving. Glazed panel doors through to the Dining Area and Kitchen.

Kitchen & Dining Area

4.88m by 4.61m (16'01" by 15'03")

Outstandingly appointed Kitchen with adjacent Dining Area. The Dining Section has double glazed windows providing aspects on to the rear garden. The Kitchen is fitted with high quality fitted units at base and wall level. Integrated gas hob with extractor hood over. Integrated oven. Marble effect worktops. Stainless steel Franke sink unit and drainer. LED lighting at floor level. Under unit lighting. Space for usual appliances. The door gives direct access to the rear garden.



Bathroom

2.07m by 1.65m (6'03" by 5'05")

An excellently appointed Bathroom comprising WC, pedestal wash-hand basin and bath with LED lighting. High quality tiled surrounds. Double glazed window. This bathroom is on the ground floor.

Landing

The upper landing gives access into 3 bedrooms and also a shower room. There is a hatch to the loft space. The loft provides excellent storage space.

Bedroom 1

3.49m by 3.01m (11'05" by 9'10")

Double Bedroom with double glazed window to the rear. Fitted wardrobe. Ceiling coving.

Bedroom 2

3.44m by 2.93m (11'03" by 9'07")

Another double Bedroom which has a double glazed window to the front. Fitted wardrobe. Ceiling coving.

Bedroom 3

2.70m by 1.85 (8'10" by 6'01")

Third Bedroom with a double glazed window overlooking the garden. Ceiling coving.

Shower Room

2.05m by 1.85m (6'08" by 6'00")

Another magnificently appointed room. The Shower Room comprises semi-circular shower cabinet with electric shower, WC and built-in wash-hand basin with storage. High quality tiling to dado height. LED lighting.

Garage

The property has an attached garage with up and over door. There is a driveway with parking to the

front.

External

The property is set in excellent gardens. The rear garden has a well laid out patio section. There is also a well stocked border with a variety of flowering plants, shrubs and small trees. There is also a section of lawn. The rear garden enjoys a high deal of privacy. The rear garden has a timber shed and additional door into the garage. The front of the property also has an attractive well presented garden with lawned section and a variety of flowering plants and shrubs. Off street parking in front of the garage is also available.

Heating

Heating system is supplied by gas central heating with radiators throughout the property. A new combi boiler has been installed in the property within the past twelve months.

Viewing

Viewing by appointment through Andersons LLP 01577 862405

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.



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