

Andersons LLP

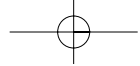
SOLICITORS AND ESTATE AGENTS



- Extensively Modernised
- Semi-Detached Dwellinghouse
- Sitting Room
- Dining Room
- Recently Fitted Modern Kitchen
- 3 Bedrooms
- Modern Shower Room
- Detached Single Garage
- Extensive Gardens
- New Double Glazing
- Gas Central Heating

20 Springfield Park, Kinross, KY13 8QT

Fixed Price £140,000



An extensively modernised semi-detached dwellinghouse in a very popular location. The property is outstandingly presented and comprises sitting room, dining room, a recently fitted modern kitchen, three bedrooms and a modern shower room. Additionally the property benefits from new double glazing and gas central heating. There is a detached single garage and the property has extensive gardens which have been mainly laid to chip for easy maintenance. Viewing of this property is highly recommended and can be organised by appointment with the selling agent.

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 via a double glazed doorway to the front, with co-ordinating side panel, into the hallway.

Hallway

The hallway has direct access to the stair to the upper level has a large fitted storage/cloaks cupboard and doorway into the sitting room.

Sitting Room

4.15m by 3.07m (13'7" by 10'1")

An immaculately presented sitting room with double glazed windows to the front. Focal point fireplace with electric fire. Open plan access to the dining room.

Dining Room

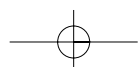
3.50m by 2.59m (11'6" by 8'6")

An excellently appointed dining room with double glazed window looking onto the rear garden. Sliding door to the kitchen.

Kitchen

2.43m by 3.45m (8'0" by 11'4")

An outstandingly appointed newly fitted kitchen comprising attractive storage units at base and wall levels, ample work top surfaces, 1 1/2 stainless steel sink unit and drainer, Halogen/Ceramic hob with integrated oven and extractor over, and spaces and plumbing for other appliances. Tiled flooring. Attractive splash back tiling. Window to the side and door to rear. An excellent feature of the property.



Upstairs

Gives access to three bedrooms, shower room, storage cupboard and has a hatch to the loft space.

Shower Room

1.99m by 1.88m (6'6" by 6'2")

Recently fitted shower room comprising w.c, pedestal wash hand basin, and shower cabinet with electric shower. Storage unit. Predominantly tiled surrounds. Fitted wall mirror. Shaver point. Frosted double glazed window. Tiled flooring and heated towel rail.

Bedroom 1

3.26m by 4.03m (10'8" by 13'2")

Large double bedroom which also has a fitted wardrobe. Double glazed window to the front.

Bedroom 2

3.12m by 2.87m (10'2" by 9'5")

A second double bedroom with double glazed window to the rear. Fitted wardrobe.

Bedroom 3

3.14m by 2.36m (10'3" by 7'9")

A third bedroom with fitted wardrobe. This room has double glazed windows to the front.

Garage

The property has a detached single garage with driveway parking to the front.

Gardens

There are good sized grounds to front, side and rear. The gardens have been predominantly laid to chip for easy maintenance. The gardens are extensive. The rear garden has fencing and could easily be made enclosed if so required. The rear garden has flower border surrounds and patio area. The garden will receive a high degree of sunshine.

Heating

A new gas fired heating system with combi-boiler.

Viewing

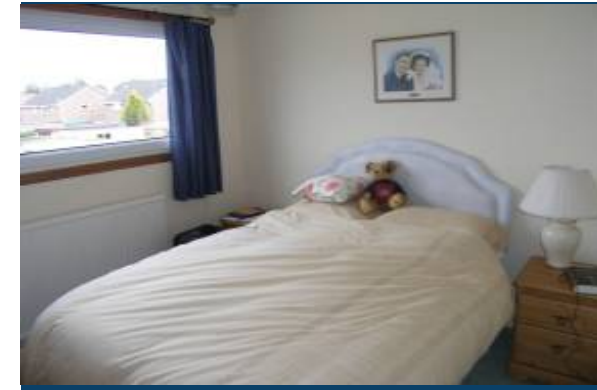
Viewing by appointment through Andersons LLP 01577 862405

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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