

Andersons LLP

SOLICITORS AND ESTATE AGENTS



- Detached Bungalow
- Well Appointed
- Excellently Situated
- Loch Leven & Countryside Views
- Spacious Hall
- Large Sitting Room
- Dining Room
- Fitted Kitchen
- 3 Bedrooms
- Bathroom
- Separate Shower Room
- Single Garage
- Extensive well established Gardens
- Oil CH & Double Glazing

3 Whitecraigs, Kinnesswood, KY13 9JN

Offers Over £235,000

A well appointed and excellently situated detached bungalow set in extensive mature gardens. This property benefits from attractive aspects looking towards Loch Leven and the surrounding countryside. The accommodation is generously proportioned throughout and comprises spacious hall, a large sitting room with picture windows providing aspects towards the Loch, dining room, fitted kitchen, three good sized bedrooms and a well appointed bathroom and separate shower room. The property benefits from oil central heating and double glazing. There is a single garage. An excellent feature of this property are extensive well established gardens. Viewing is highly recommended.

KINNESSWOOD, KINROSS-SHIRE - A BETTER PLACE TO LIVE

Kinnesswood is a small village situated some 5 miles from the towns of Kinross and Milnathort. The village has a primary school, local shop, garage and village pub. 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. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. 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 with co-ordinating side panel providing additional light to the hallway.

Hallway

A well presented L-shaped hallway with doors to the main rooms and also to a large cloaks cupboard and a storage cupboard. There is also a hatch into the loft space.

Sitting Room

7.32m by 5.78m (24'0" by 18'11")

An outstanding sitting room which provides excellent panoramic aspects over the extensive gardens and beyond to Loch Leven and the Benarty hills. As well as the large picture windows to the front there is an additional window to the side and patio doors to the other side giving access to a small decked balcony. This is a most impressive room. Open plan access to the dining room.

Dining Room

4.36m by 2.41m (14'3" by 7'11")

The dining area also has a window looking onto the gardens. Doorway into the kitchen.



Kitchen

4.22m by 2.68m (13'10" by 8'9")

A well fitted kitchen with attractive storage units at base and wall levels. The kitchen also has stainless steel 1 1/2 bowl sink unit and drainer, splash back tiling, and spaces and plumbing for other appliances. There is an integrated dishwasher, fridge and freezer included in the sale. Attractive tiled surrounds. Window looking onto the rear garden and a further fitted cupboard which houses the central heating boiler.

Bathroom

1.94m by 2.43m (6'4" by 7'11")

A well appointed bathroom with a recently fitted suite comprising w.c, bath and contemporary styled wash hand basin with storage. The bathroom is fully tiled to walls and floors and has ceiling spot lighting. Heated towel rail. Frosted window.

Shower Room

1.61m by 1.64m (5'3" by 5'4")

Comprising w.c, wash hand basin and shower cabinet with electric shower. Frosted glass window. Tiled finishes to walls and floor.

Bedroom 1

3.64m by 3.99m (11'11" by 13'1")

A well presented and bright double bedroom with attractive aspects again looking towards Loch Leven. Fitted double wardrobe.

Bedroom 2

3.63m by 3.07m (11'11" by 10'1")

Another double bedroom which has double fitted wardrobes. Double glazed window to the rear.

Bedroom 3

3.09m by 2.70 (10'1" by 8'10")

A well presented bedroom again with attractive aspects over the gardens towards Loch Leven. This room also has a fitted double wardrobe.

Loft

The property has a good sized loft with space for storage.

Garage

There is a detached single garage and other parking available in the driveway.

Gardens

The property is set in very extensive and well established gardens. The gardens are stocked with an array of flowering plants, shrubs and conifers which presents an excellent setting for the property. There are also lawned areas to front and to side. The front south west facing garden enjoys a high degree of privacy and benefits from any sunshine. The gardens are an excellent feature of this property which will only be fully appreciated upon viewing.

Extras

All fitted floor coverings, integrated dishwasher, fridge and freezer are included in the sale price. Curtains available by separate negotiation.

Viewing

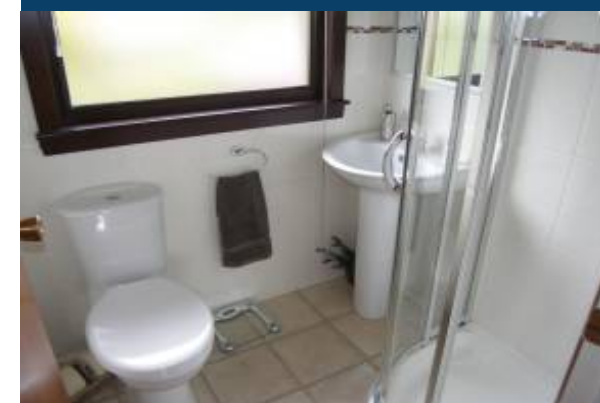
Viewing by appointment through Andersons LLP
01577 862405

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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