

Andersons LLP

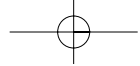
SOLICITORS AND ESTATE AGENTS



- Detached Bungalow
- Popular Location
- Sitting/Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Attractive Gardens
- Garage
- Driveway

11 Lathro Lane, Kinross, KY13 8RX

Offers Around £176,000



An excellently located detached bungalow within a sought after residential development. The property is set within a quiet cul-de-sac adjacent to open farmland. The well appointed accommodation comprises; Hallway, Sitting Room with dining area, fitted kitchen, three bedrooms and bathroom. Additional features include gas central heating, double glazing, attractive gardens, driveway parking and a single garage with power and light. Viewing of this property is highly recommended.

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. 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

A timber door gives access to the hall.

Hallway

Doors into the main ground level rooms. Linen cupboard. Hatch to loft space.

Sitting Room/Dining Room

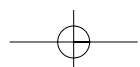
4.78m by 4.78m (15'8" by 15'8")

Attractive sitting room with space for dining table. Features of this room include bay window to the front, focal point gas fire and ceiling coving. Doorway to kitchen.

Kitchen

3.22m by 1.78m (10'7" by 5'10")

The Kitchen is fitted with storage units at base and wall levels, complimentary worktops, and splashback tiling. There are also a Fitted gas hob, electric oven, plumbing for washing machine and spaces for other appliances. Timber effect laminate flooring.



Bedroom 1

4.20m by 2.47m (13'9" by 8'1")

Double bedroom with fitted wardrobes. Window to rear. Timber effect laminate flooring.

Bedroom 2

3.15m by 2.13m (10'4" by 7'0")

Second bedroom with window to rear.

Bedroom 3

3.15m by 1.91 (10'4" by 6'3")

This room could be utilised in a number of ways and has French door leading to garden. Currently utilised as a home office, but could equally be a dining room or third bedroom.

Bathroom

1.96m by 1.78m (6'5" by 5'10")

Family bathroom with three piece suite comprising; W.C, wash hand basin and bath with power shower above. Splash back tiling. Tiled flooring. Shaver point. Frosted glass window.

Gardens

The Property is set in attractive gardens. The Front garden is laid mainly to lawn. There is a driveway to the side of the property which provides parking for several vehicles. The rear garden is excellent feature again laid mainly to lawn, but fully enclosed and stocked with an array of flowering plants and shrubs. The gardens enjoy pleasant aspects.

Garage

The property has a detached garage with power and light.

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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