

# Andersons LLP

SOLICITORS AND ESTATE AGENTS

- Semi Detached Villa
- Popular Location
- Set in Extensive Gardens
- Sitting Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Solid Fuel Central Heating
- Double Glazing
- Scope for Off-Street Parking
- Viewing Highly Recommended

**Offers Over £110,000**

**18 Bower Park, Gateside, KY14 7TD**

A substantial semi detached villa in a very popular location. The property offers generously proportioned accommodation and is set in extensive gardens. The property comprises; hall, sitting room, kitchen, three double bedrooms and family bathroom. The property has solid fuel central heating and double glazing. Scope exists for the creation of an off-street parking area if required. Although this property may benefit from some decoration, it never the less offers an excellent opportunity to acquire a substantial and solid property in this area. Viewing is highly recommended and can be arranged through the selling agents.

#### **GATESIDE**

Gateside is a small village situated on the main road between Kinross and St Andrews. The village boasts a country aspect yet remains only 5 miles from the M90 Motorway, making Edinburgh easily accessible for the commuter. Perth lies 13 miles to the north and St Andrews is 23 miles to the east. Local amenities can be found in nearby Kinross/Milnathort and there are a number of excellent schools in the area

#### **Entry**

Entry is gained from the front into a well proportioned reception vestibule.

#### **Reception Vestibule**

Meter Cupboard with space for a coat hanging rail. Frosted glass panel door into ground level hall.

#### **Hallway**

Doors into the main level rooms. The hall gives direct access to the stairway leading to the upper level. Cloaks recess.

#### **Sitting Room**

4.29m by 3.34m (14'0" by 10'11")

A spacious sitting room with double glazed windows to the front providing attractive aspects onto the surrounding open countryside and hillside. Features of this room include built-in storage cupboard, display alcove recesses and fireplace with solid fuel fire. Door to kitchen.

#### **Kitchen**

2.83m by 2.69m (9'3" by 8'9")

The kitchen is fitted with storage units at base and wall levels, stainless steel sink unit and drainer and spaces and plumbing for all usual appliances. Fitted cupboard. Clothes airing pulley. Double glazed door to rear garden. There is a back hall area which gives access to two further fitted cupboards/cellars. Door to rear garden.

#### **Bedroom 1**

3.02m by 3.46m (9'10" by 11'4")

Situated on the ground level, currently utilised as a double bedroom. Double glazed windows to the rear. Fitted cupboard. "Saniflo" toilet and combined shower cabinet.

#### **Upper Level**

Upstairs has access via right hand turn stairway. Window at half landing level.

#### **Upper Landing**

Access to family bathroom and two further bedrooms. Deep storage cupboard. Shelved airing cupboard. Hatch to loft space.

#### **Bedroom 2**

4.49m by 3.06m (14'8" by 10'0")

Large double bedroom with fitted wardrobe. Cupboard housing water tank. Attractive views.

#### **Bedroom 3**

4.06m by 2.91m (13'3" by 9'6")

A third spacious double bedroom. This room has attractive aspects over the rear garden and again looking towards the countryside in the distance. Fitted wardrobe.

#### **Family bathroom**

2.04m by 2.09m (6'8" by 6'10")

A family bathroom comprising WC, wash hand basin and bath. Frosted double glazed window.

#### **Heating**

The property benefits from a solid fuel central heating system.

#### **Gardens**

The property is set in extensive gardens. The rear gardens are an excellent feature, substantially lawned with drying area, space for a vegetable garden and barbeque/sitting areas etc.

The front garden is also laid to lawn and offers scope for off street parking if required. (Several other properties have already made this change).

#### **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.*