

10 Sandwood Place, Kinross



Law Location Life

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A Well Presented Detached Villa enjoying a quiet cul-de-sac setting within a highly sought-after residential area of Kinross. Offering spacious and bright accommodation throughout, the property is ideally located within easy walking distance of local amenities and well-regarded schooling.

The accommodation comprises a welcoming reception hallway, elegant sitting room, formal dining room, well-appointed kitchen, three generously proportioned bedrooms, and a contemporary family shower room.

Externally, the property is complemented by attractive gardens to the front and rear, together with a driveway to the side providing convenient off-street parking.

This excellent home will appeal to a wide range of purchasers, and early viewing is strongly recommended to fully appreciate the accommodation and superb location on offer.





Accommodation

Reception Hallway

Access is gained via the front entrance into a welcoming reception hallway with carpeted flooring, staircase leading to the upper level, and doors providing access to the sitting room and useful under stair storage cupboard.

Sitting Room

A spacious and bright reception room featuring a large front-facing window, carpeted flooring, attractive fireplace with coal-effect gas fire, and open access to the dining room.

Dining Room

A formal dining room with rear-facing window overlooking the garden, carpeted flooring, and door leading to the kitchen.

Kitchen

The kitchen is fitted with a range of base and wall-mounted storage units, complementary worktops, splashback tiling, and a stainless steel 1½ bowl sink with drainer. Integrated appliances include an oven, electric hob, extractor hood, and fridge/freezer. There is also space and plumbing for a washing machine and dishwasher. Further benefits include laminate flooring, windows to the side and rear, and a door providing direct access to the rear garden.

Upper Landing

The carpeted upper landing features a side-facing window, hatch access to the attic space, and doors leading to three bedrooms, the family shower room, and a storage cupboard.

Master Bedroom

A generously sized master bedroom with carpeted flooring, front-facing window, and fitted storage cupboard.

Bedroom Two

A further spacious double bedroom with carpeted flooring, rear-facing window, and fitted wardrobe.

Bedroom Three

A well-proportioned third bedroom with carpeted flooring, front-facing window, and fitted wardrobe.

Family Shower Room

A contemporary fully tiled shower room comprising a built-in wash hand basin and WC with vanity storage, walk-in shower enclosure, chrome towel radiator, and rear-facing window.

Gardens

The property enjoys attractive gardens to both the front and rear. The east-facing rear garden is predominantly laid to lawn and includes a paved patio area and timber summer house, creating an ideal space for outdoor entertaining and relaxation. The front garden is also mainly laid to lawn.

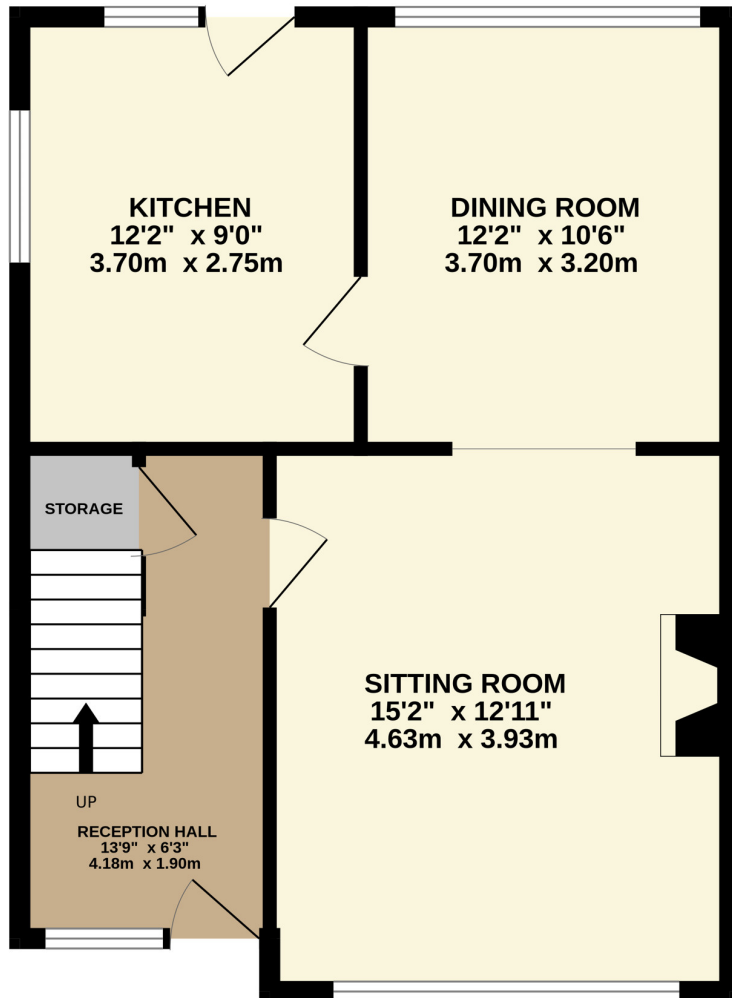
Driveway

A driveway to the side of the property provides off-street parking for approximately two to three vehicles.

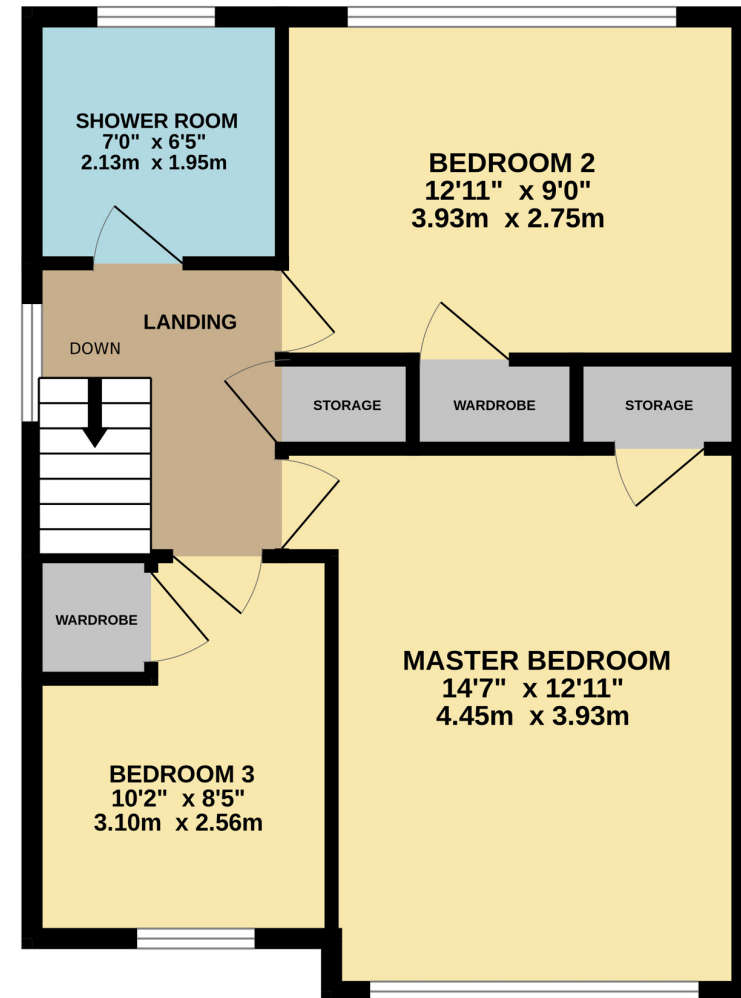
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

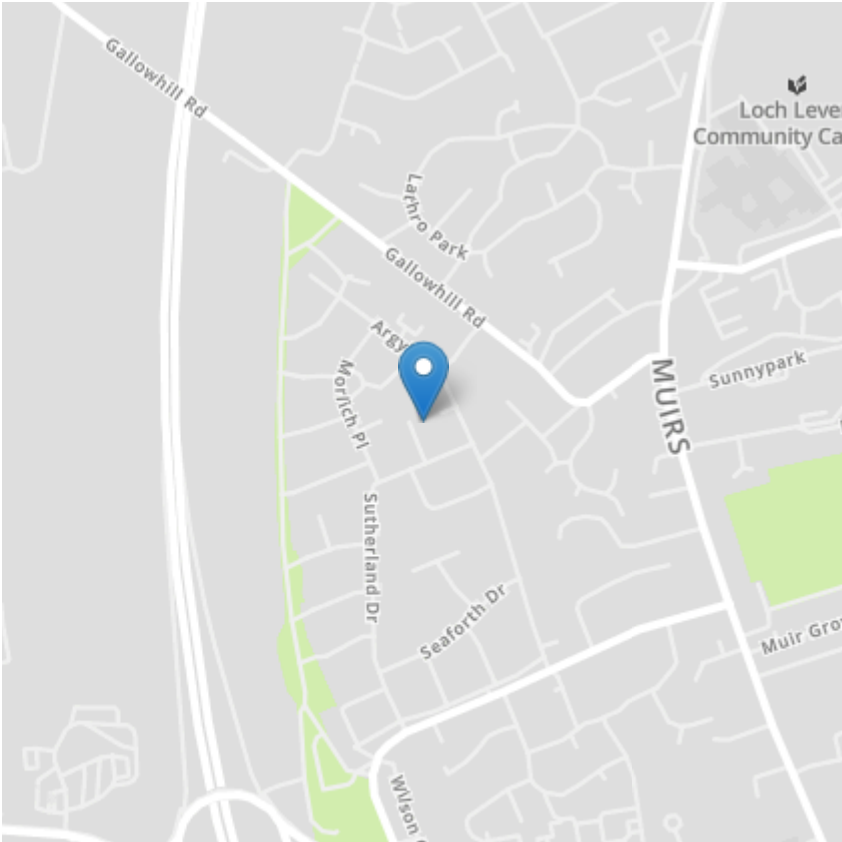






SANDWOOD PLACE, KINROSS - A BETTER PLACE TO LIVE

The highly sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners
John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

