

12 Renton Drive, Kinross



Law Location Life

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Nestled within a quiet and highly sought-after cul-de-sac in Kinross, this Impressive Detached Bungalow occupies generous grounds and enjoys a convenient location close to local amenities, schools and excellent commuting links. Offering spacious and flexible accommodation throughout, the property is ideally suited to a range of buyers and is complemented by beautifully maintained gardens extending to the front, side and rear.

The accommodation comprises an entrance vestibule leading into a welcoming hallway, a bright and spacious sitting room, separate dining room, well-appointed kitchen with pantry, and a useful utility room. The master bedroom benefits from an en-suite shower room, while there are two further well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys stunning west-facing gardens featuring patio areas, expansive lawns and an attractive variety of mature trees, shrubs, plants and seasonal flowers, creating a wonderful setting for outdoor entertaining and relaxation. A substantial integral double garage and generous driveway provide excellent parking and storage facilities.

Early viewing is highly recommended to appreciate the spacious accommodation, beautiful gardens and desirable location on offer.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is a fitted storage cupboard and door with adjoining glazed panels providing access into the hallway.

Hallway

A welcoming central hallway providing access to the principal accommodation, including the sitting room, kitchen, three bedrooms, family bathroom and useful storage cupboard.

Sitting Room

A spacious and bright reception room with a large front-facing window, feature fireplace with electric coal effect fire, and access through to the dining room.

Dining Room

A formal dining room enjoying a side-facing aspect and conveniently positioned adjacent to the kitchen, making it ideal for both everyday family dining and entertaining.

Kitchen

The well-appointed kitchen is fitted with a range of wall and base units, complementary work surfaces and a double stainless-steel sink with drainer. Integrated appliances include a double oven, electric hob and extractor hood, while there is additional space for a dishwasher. A rear-facing window overlooks the garden, and doors lead to the pantry, utility room, dining room and hallway.

Pantry

A useful walk-in pantry providing excellent additional storage space, shelving and access to the attic via a hatch.

Utility Room

A practical utility room fitted with additional work surfaces, storage unit and a stainless-steel sink with drainer. There is space for both a washing machine and tumble dryer, together with a rear-facing window and external door providing direct access to the garden.

Master Bedroom

A generously proportioned double bedroom overlooking the rear garden, benefiting from fitted mirrored wardrobes and access to a private en-suite shower room.

En-Suite Shower Room

Comprising a shower, WC and wash hand basin, with a rear-facing window providing natural light and ventilation.

Bedroom Two

A spacious double bedroom with a front-facing window and fitted wardrobe storage.

Bedroom Three

A well-proportioned third bedroom featuring fitted wardrobes, additional storage and a built-in dressing table, making it ideal as a guest bedroom, home office or hobby room.

Family Bathroom

The family bathroom is fitted with a bath with shower over, wc, wash hand basin and bidet, complemented by a rear-facing window.

Gardens

A particular feature of the property is the beautifully maintained gardens which extend to the front, side and rear. Enjoying a sunny west-facing aspect, the gardens include expansive patio areas, well-kept lawns and a wonderful variety of mature trees, shrubs, plants and seasonal flowers, creating an attractive and private outdoor setting.

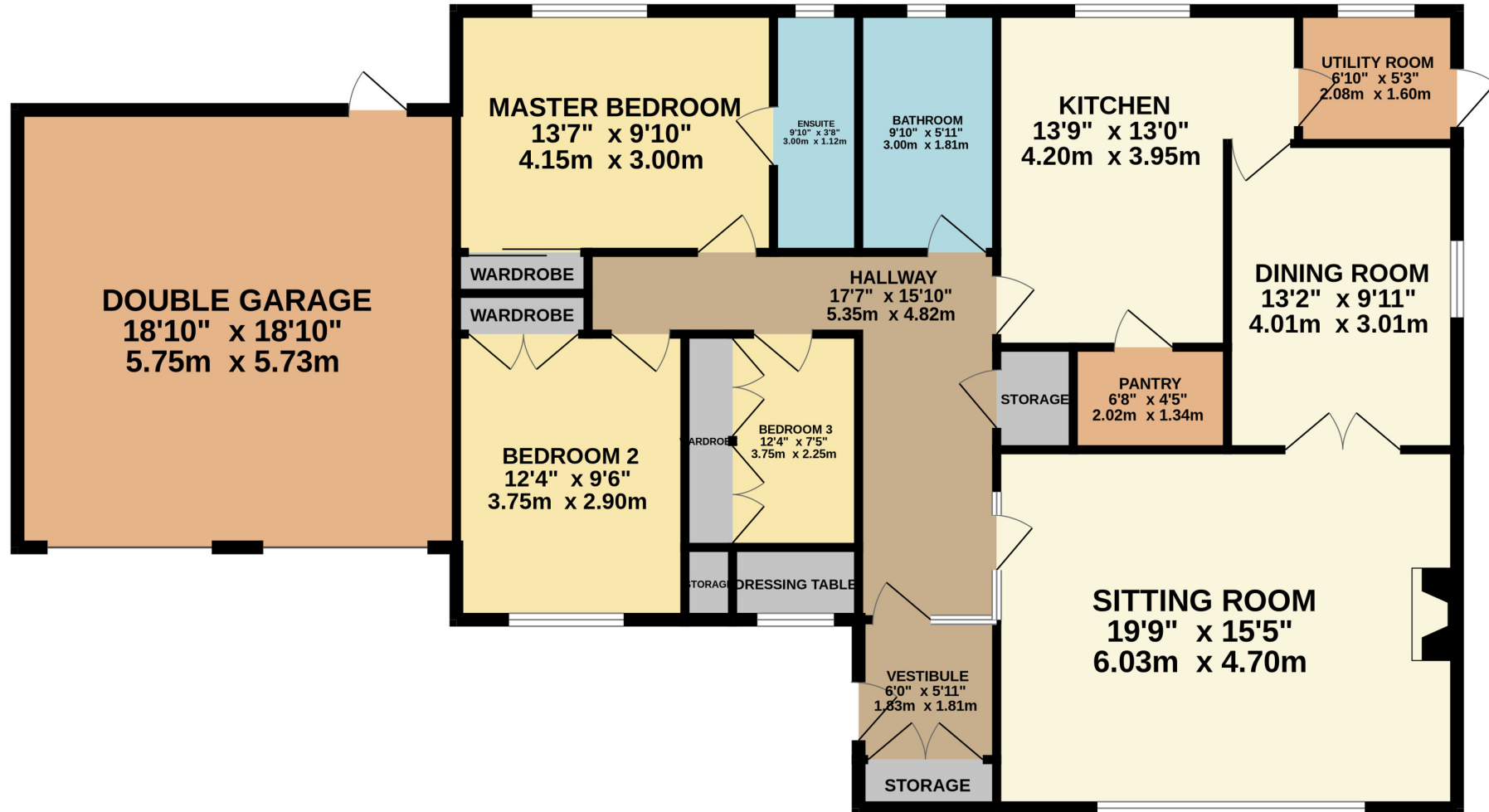
Integral Double Garage & Driveway

The integral double garage is equipped with power and lighting and benefits from two up-and-over doors to the front, together with a rear access door and window. A generous driveway provides off-street parking for up to three vehicles.

Heating

Gas central heating.

GROUND FLOOR

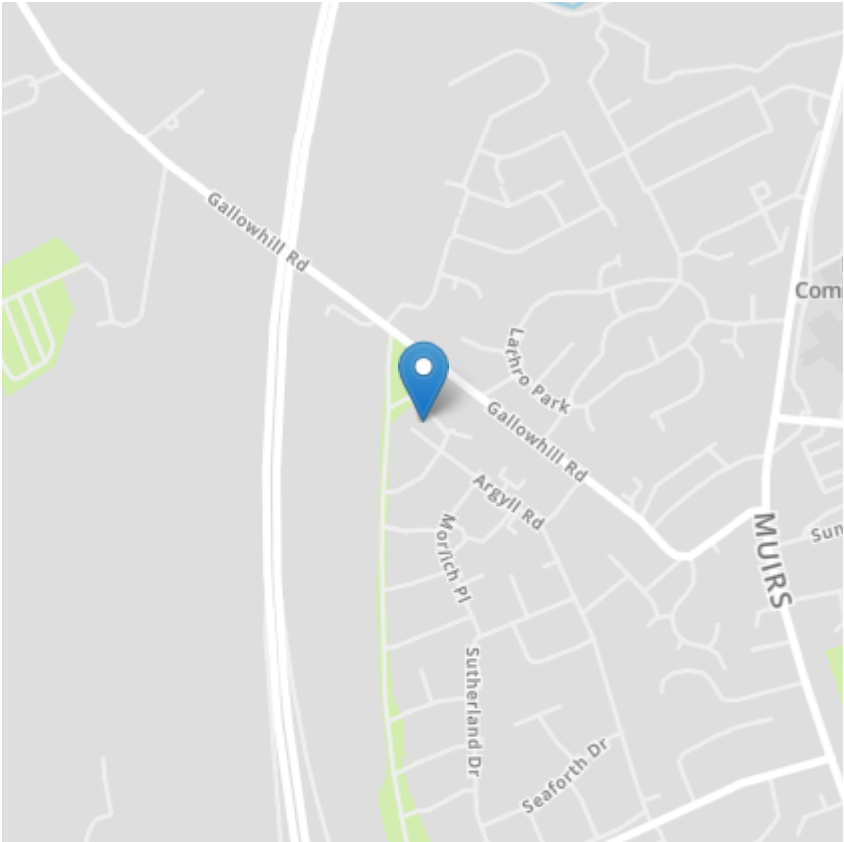






RENTON DRIVE, KINROSS - A BETTER PLACE TO LIVE

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.



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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

