

2 Sutherland Drive, Kinross



Law Location Life

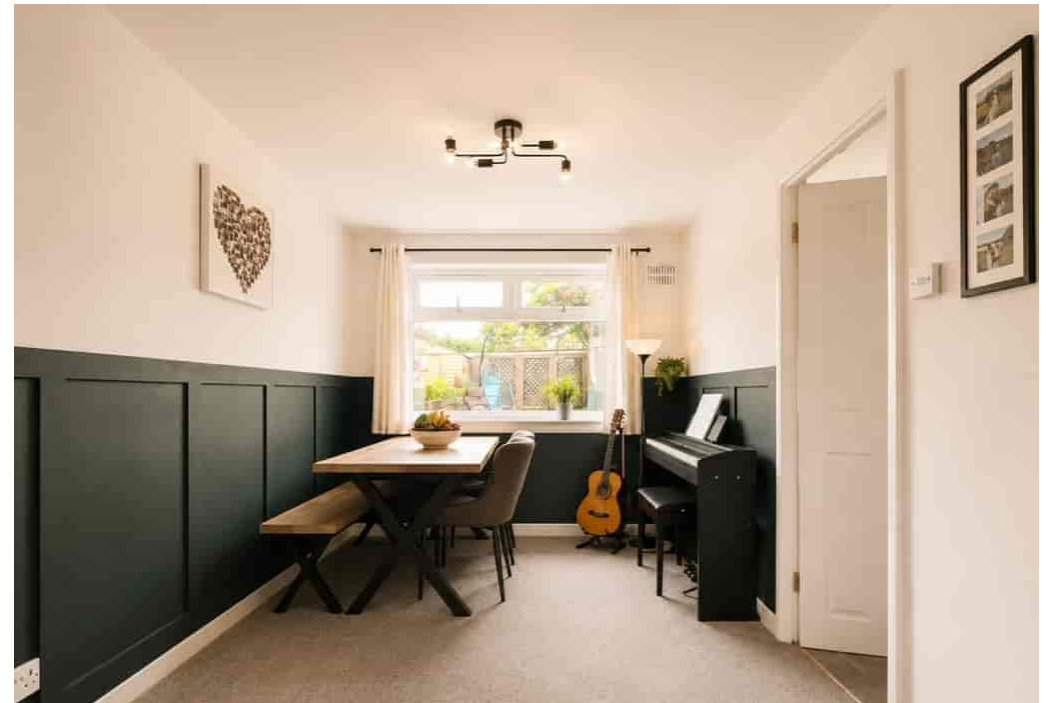
2 | Sutherland Drive | Kinross

A Beautifully Presented Semi-Detached Villa, ideally situated within a highly sought-after residential area of Kinross. Offering bright, generously proportioned accommodation, attractive gardens and excellent parking, this superb property makes an ideal family home within easy reach of the town's excellent amenities, schooling and transport links.

The well-appointed accommodation comprises a welcoming entrance hallway, a spacious open-plan sitting/dining room providing an excellent space for both everyday family living and entertaining, and a well-equipped kitchen. A generous ground-floor storage cupboard provides excellent additional storage and offers potential for conversion to a WC/cloakroom, subject to the necessary consents. On the upper level are three well-proportioned bedrooms together with a family bathroom.

Externally, the property enjoys attractive gardens to both the front and rear. The enclosed rear garden provides an ideal space for relaxing, outdoor dining and family enjoyment, while a private driveway to the side leads to a detached garage, providing excellent off-street parking and additional storage.





Accommodation

Entrance Hallway

Entry is via the front door into the welcoming entrance hallway, providing access to the open-plan sitting/dining room, a generous storage cupboard and staircase leading to the upper level.

Open-Plan Sitting/Dining Room

A bright and spacious open-plan reception area, ideal for both everyday family living and entertaining. The sitting room features a large front-facing window and a useful shelved alcove with built-in storage below, while open access leads seamlessly into the dining area. The dining room enjoys a rear-facing window overlooking the garden and provides direct access to the kitchen.

Kitchen

The kitchen is fitted with a range of base and wall-mounted storage units, complemented by worktops and a sink with drainer. Integrated appliances include an oven, electric hob, extractor hood and dishwasher, with additional space provided for a fridge/freezer and washing machine. A side-facing window provides natural light, while a further window and door to the rear provide direct access to the garden.

Upper Landing

The upper landing benefits from a side-facing window, useful open shelved storage and hatch access to the attic space. Doors provide access to all three bedrooms and the family bathroom.

Principal Bedroom

A well-proportioned double bedroom with a front-facing window.

Bedroom 2

A further double bedroom enjoying a rear-facing window and useful built-in storage cupboard.

Bedroom 3

A versatile third bedroom featuring a front-facing window and built-in storage cupboard, ideal as a bedroom, nursery or home office.

Family Bathroom

The family bathroom is fitted with a bath incorporating a shower over, built in WC and wash hand basin with vanity storage. Further features include a chrome heated towel radiator and rear-facing window.

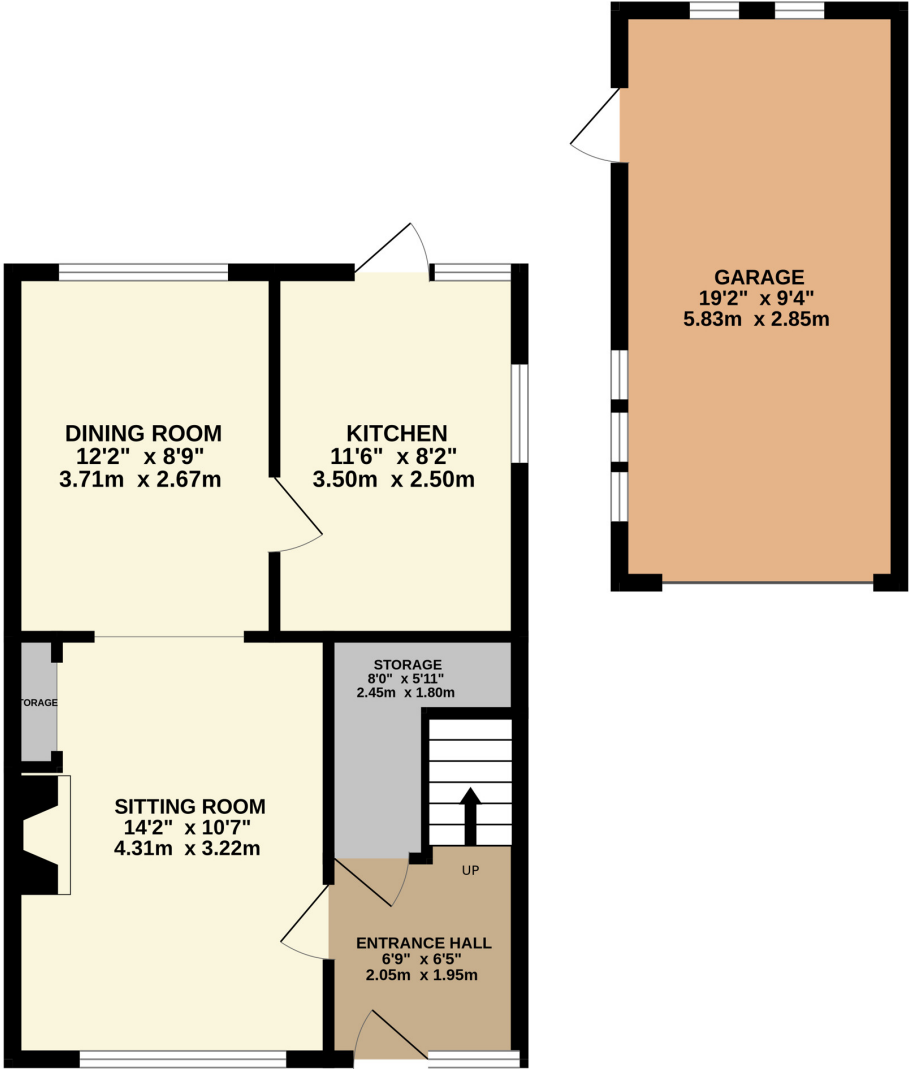
Gardens

The property enjoys attractive gardens to both the front and rear. The fully enclosed rear garden is predominantly laid to lawn and features a mature tree, patio areas ideal for outdoor dining and entertaining, and a children's playhouse. The front garden is laid to lawn and complemented by established flower borders.

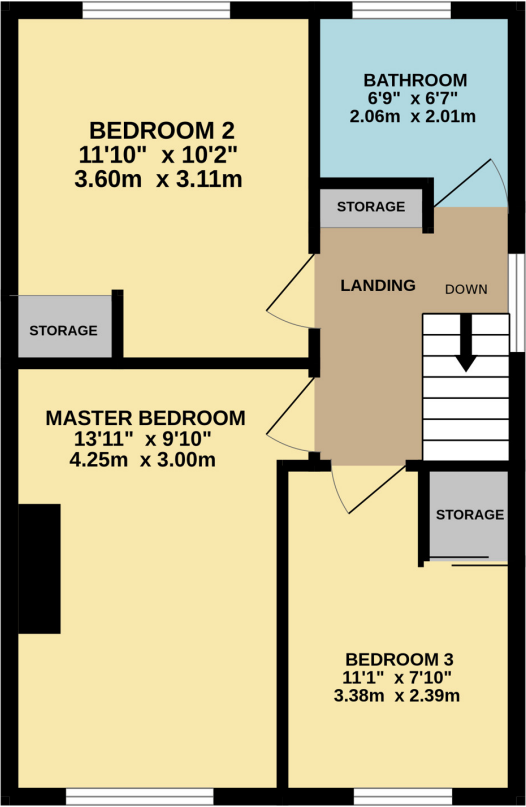
Garage & Driveway

A private driveway to the side of the property provides off-street parking for approximately two to three vehicles and leads to the detached garage. The garage benefits from an up-and-over door, power and lighting, providing excellent additional parking and storage.

GROUND FLOOR



1ST FLOOR

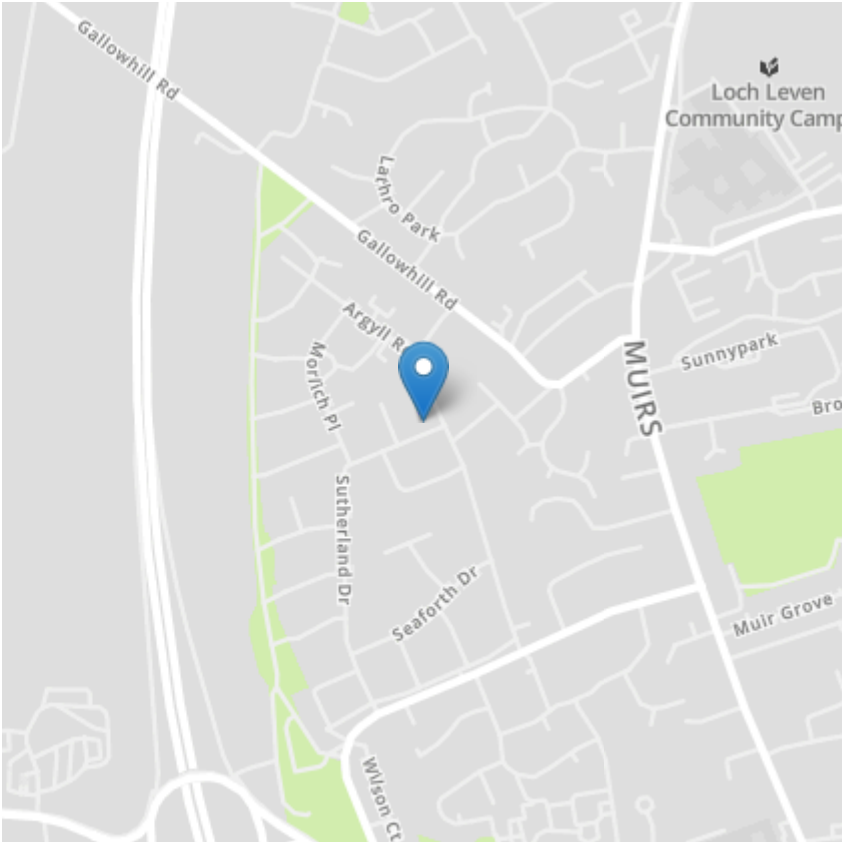






SUTHERLAND DRIVE, KINROSS - A BETTER PLACE TO LIVE

The highly sought-after town of Kinross enjoys a picturesque setting on the shores of Loch Leven and offers an excellent range of local amenities, including independent shops, supermarkets, cafés, restaurants, leisure facilities and everyday services, making it an extremely desirable place to call home. Particularly popular with commuters, Kinross is exceptionally well connected. The nearby M90 motorway provides convenient access to Perth, Dunfermline, Edinburgh and the wider Central Belt, while the local Park & Ride offers regular bus services to Edinburgh and other major towns and cities. Families are exceptionally well catered for, with highly regarded primary schooling and the excellent Kinross High School and Community Campus serving the area. A number of prestigious independent schools are also within convenient travelling distance, including Dollar Academy, with school transport available from the Kinross area. Kinross-shire is equally renowned for its outstanding natural surroundings and wealth of recreational opportunities. The beautiful Loch Leven Heritage Trail provides miles of scenic walking and cycling around the loch, while the surrounding countryside offers endless opportunities for outdoor pursuits. A wide range of local sports clubs, leisure facilities and community organisations further contribute to the area's strong sense of community. Combining excellent schooling, superb transport connections, an abundance of amenities and an enviable countryside lifestyle, it is easy to see why Kinross continues to be one of the area's most desirable places to live.



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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

