

# 10 Highfield Circle, Kinross



Law Location Life

# 10 | Highfield Circle | Kinross

Rarely available within this highly sought-after residential location, this impressive Detached Family Home enjoys a peaceful cul-de-sac position in Kinross, conveniently placed for excellent local schooling, the town centre and its wide range of amenities. Occupying a generous corner plot, the property offers exceptionally spacious and flexible accommodation, perfectly suited to modern family life.

With multiple reception spaces, up to five bedrooms and excellent outdoor space, this is a substantial home in a location where properties are always in strong demand. The ground floor provides an excellent balance of living and entertaining space and comprises; Entrance Vestibule, Reception Hallway, generous Sitting Room, separate Dining Room, spacious Dining Kitchen, Utility Room and W.C. On the upper level are four generous double bedrooms, including the Principal Bedroom with En Suite Bathroom, together with the Family Bathroom. A particular feature is the substantial Family Room/Bedroom 5, positioned above the integral double garage. This impressive and versatile space offers excellent flexibility and could be utilised as a fifth bedroom, additional family room, games room, home office or guest accommodation.

Externally, the property occupies a particularly generous corner plot with private south-facing gardens to the rear, providing excellent space for outdoor dining, entertaining and family life. An integral double garage and monoblock driveway provide excellent garaging and ample off-street parking. Combining a rarely available cul-de-sac setting, substantial and flexible family accommodation, generous corner plot and south-facing gardens, this is a superb opportunity to acquire an impressive family home within one of Kinross's most desirable residential locations. Early viewing is highly recommended.





**Accommodation**

**Entrance Vestibule**

Entry is from the front into the entrance vestibule, with a door providing access to the reception hallway.

**Reception Hallway**

The welcoming reception hallway provides access to the sitting room, dining room, dining kitchen, W.C. room and useful under-stair storage cupboard. A staircase leads to the mid-landing and subsequent upper level.

**Sitting Room**

A generously proportioned reception room with an attractive bay window to the front and feature fireplace with coal-effect gas fire. Patio doors to the rear provide plenty of natural light and direct access into the garden.

**Dining Room**

A separate formal dining room with a window overlooking the rear garden.

**Dining Kitchen**

A spacious dining kitchen fitted with a good range of storage units at base and wall levels, complemented by worktops, tiled splashbacks and a 1½ bowl sink and drainer. Integrated appliances include a double oven, electric hob with extractor above and fridge, with space for additional appliances. There is ample room for a large dining table, windows to the rear and side and a door providing direct access to the garden. A further door leads into the utility room.

**Utility Room**

The utility room provides additional storage units and worktop space, together with a stainless-steel sink and drainer and spaces for a washing machine and tumble dryer. There is a window to the side and direct access into the integral double garage.

**W.C. Room**

Comprising W.C. and wash hand basin.

**Mid-Landing**

The mid-landing provides access to the family room/Bedroom 5.

**Family Room / Bedroom 5**

Positioned above the integral double garage, this substantial and versatile room could be utilised as an

additional family room, games room, home office or fifth bedroom. Windows to the front and side provide plenty of natural light.

**Upper Landing**

The upper landing provides access to four double bedrooms, the family bathroom and a useful storage cupboard. A hatch provides access to the attic space.

**Principal Bedroom**

A generous principal bedroom with triple fitted wardrobes, window overlooking the rear garden and door providing access to the en suite bathroom.

**En Suite Bathroom**

A spacious tiled en suite comprising bath, separate shower enclosure, W.C., twin pedestal wash hand basins, heated towel radiator and large wall mirror. Window to the side.

**Bedroom 2**

A double bedroom with fitted wardrobe and window overlooking the rear garden.

**Bedroom 3**

A further double bedroom with fitted wardrobe and window to the front.

**Bedroom 4**

A double bedroom with window overlooking the rear garden.

**Family Bathroom**

The tiled family bathroom comprises bath with shower over, W.C. and pedestal wash hand basin. Window to the front.

**Gardens**

The property benefits from gardens to the front and rear. The enclosed south-facing rear garden provides excellent outdoor space and incorporates a generous patio area, lawn and two timber sheds. The front garden is predominantly laid to lawn.

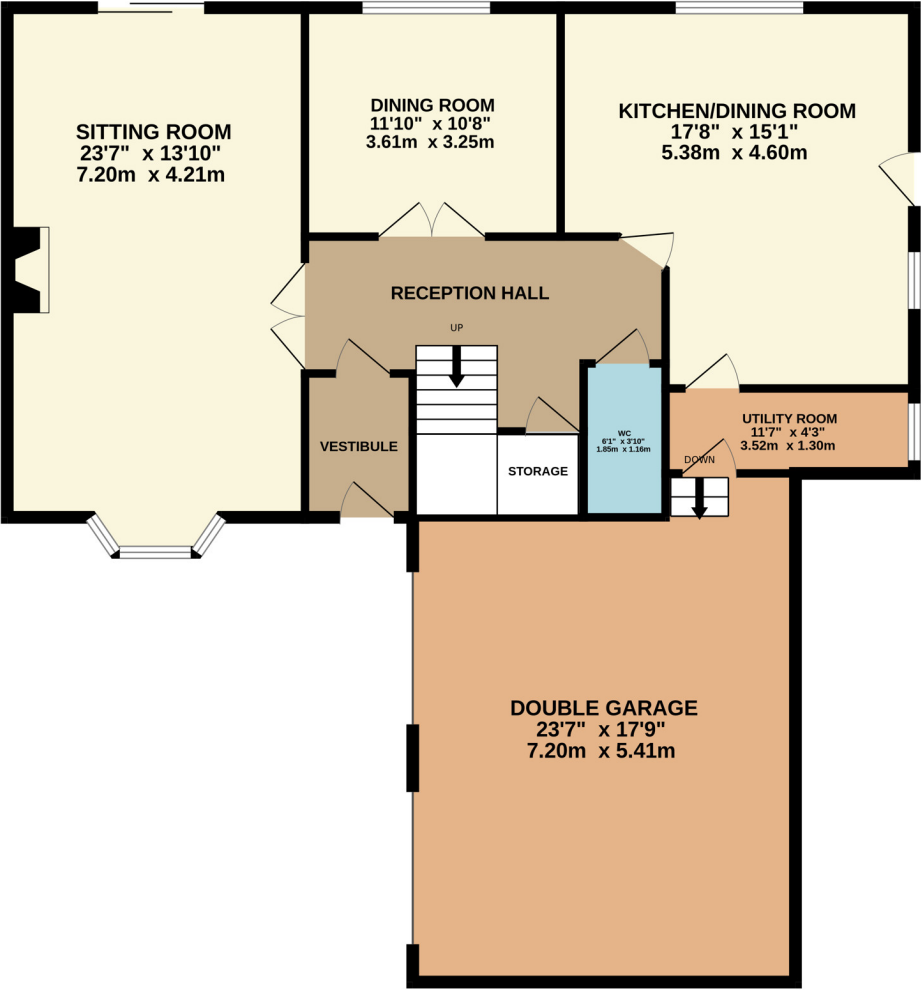
**Integral Double Garage**

The integral double garage has two up-and-over doors to the front and benefits from power and light, with internal access from the utility room.

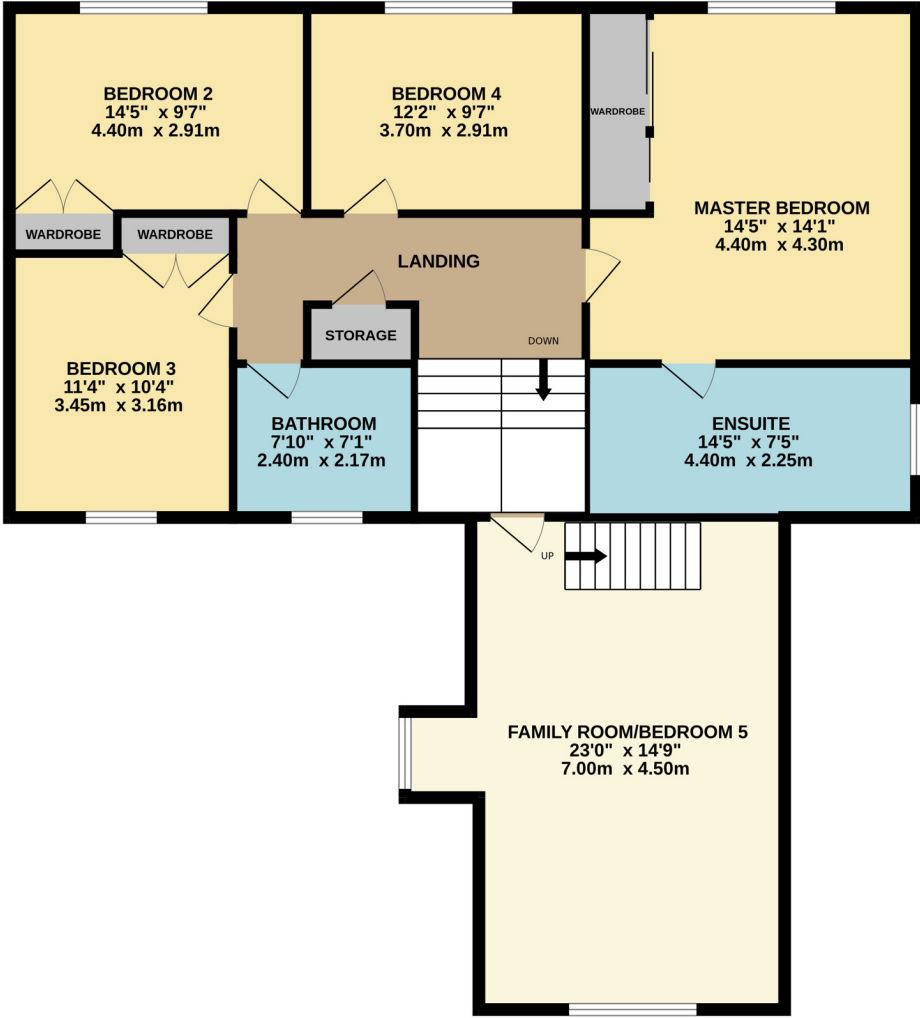
**Driveway**

A generous mono block driveway provides off-street parking for approximately three to four vehicles.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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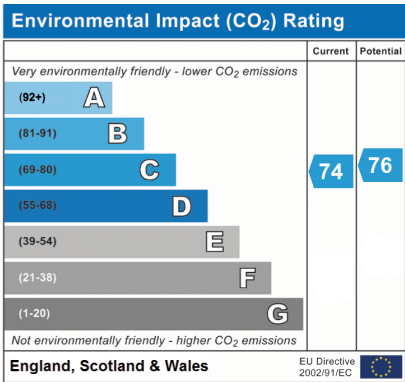
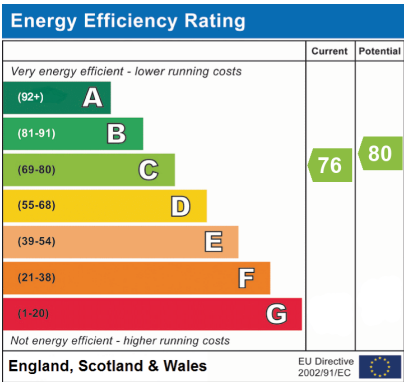
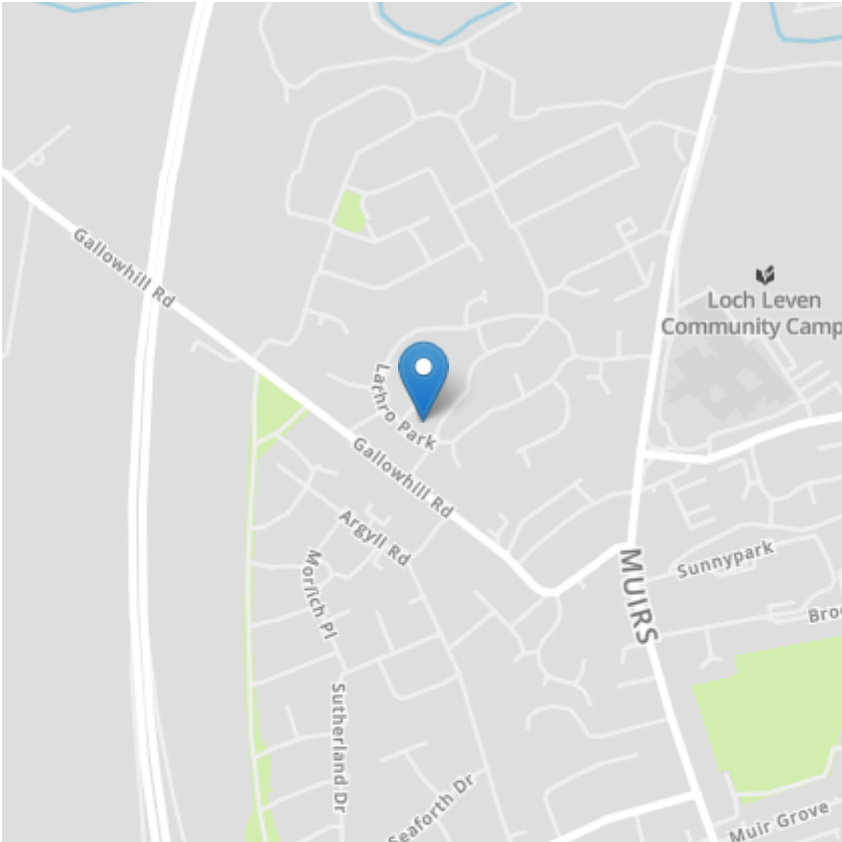




# HIGHFIELD CIRCLE, KINROSS

## - 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, including Dollar, Glenlomond Collage, Strathallan and Craigclowan, with many running bus services. 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

