

121 Lathro Park, Kinross



Andersons

Law Location Life

121 | Lathro Park | Kinross

Rarely available, this Immaculate Detached Bungalow is situated on a large corner plot, centrally located in a highly sought after residential development.

The spacious and beautifully presented accommodation comprises; Reception Hallway, Open Plan Sitting/Dining Room, Breakfasting Kitchen, Inner Hallway, Master Bedroom (En Suite Shower Room), 2 further Bedrooms and Family Shower Room.

Externally the property is set within attractive South East facing gardens, with integral garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is laminate flooring, doors to a storage cupboard and the sitting/dining room. The reception hallway is open plan to the inner hallway.

Open Plan Sitting/Dining Room

An impressive open plan reception room, with laminate flooring, feature bay window to the front, fireplace with electric coal effect fire and additional window to the side. There is a door providing access into the inner hallway.

Inner hallway

The inner hallway has laminate flooring, hatch to the attic space and doors providing access to the breakfasting kitchen, sitting/dining room, 3 bedrooms and family shower room.

Breakfasting Kitchen

A modern kitchen with vinyl flooring, storage units at base and wall levels, ceramic sink and drainer, worktops and splash back tiling. There is a fitted double oven and gas hob, extractor fan and additional space for a fridge freezer, dishwasher and washing machine. There is a window to the side, with additional door and window to the rear into the garden. There is space for a small dining table.

Master Bedroom

A double bedroom with carpeted flooring, fitted triple wardrobe with sliding mirrored doors, window to the rear and door to the en suite shower room.

En Suite Shower Room

The en suite shower room comprises; Pedestal wash hand basin, wc and shower cubicle with 'Mira Excel' shower. There is vinyl flooring and window

to the side.

Bedroom 2

A further double bedroom with fitted triple wardrobe with sliding mirrored doors, carpeted flooring and window to the front.

Bedroom 3

A further bedroom with carpeted flooring, fitted wardrobe with sliding mirrored doors and window to the rear.

Family Shower Room

The modern shower room comprises; Walk in shower with 'Mira Sport' shower, wc, pedestal wash hand basin and chrome towel radiator. There is tiled flooring and a window to the rear.

Gardens

Set on a large plot, the attractive enclosed rear South East facing gardens are predominantly laid to lawn with patio areas, summer house and pergola. The front gardens are also laid to lawn, with an array of plants, trees and shrubs.

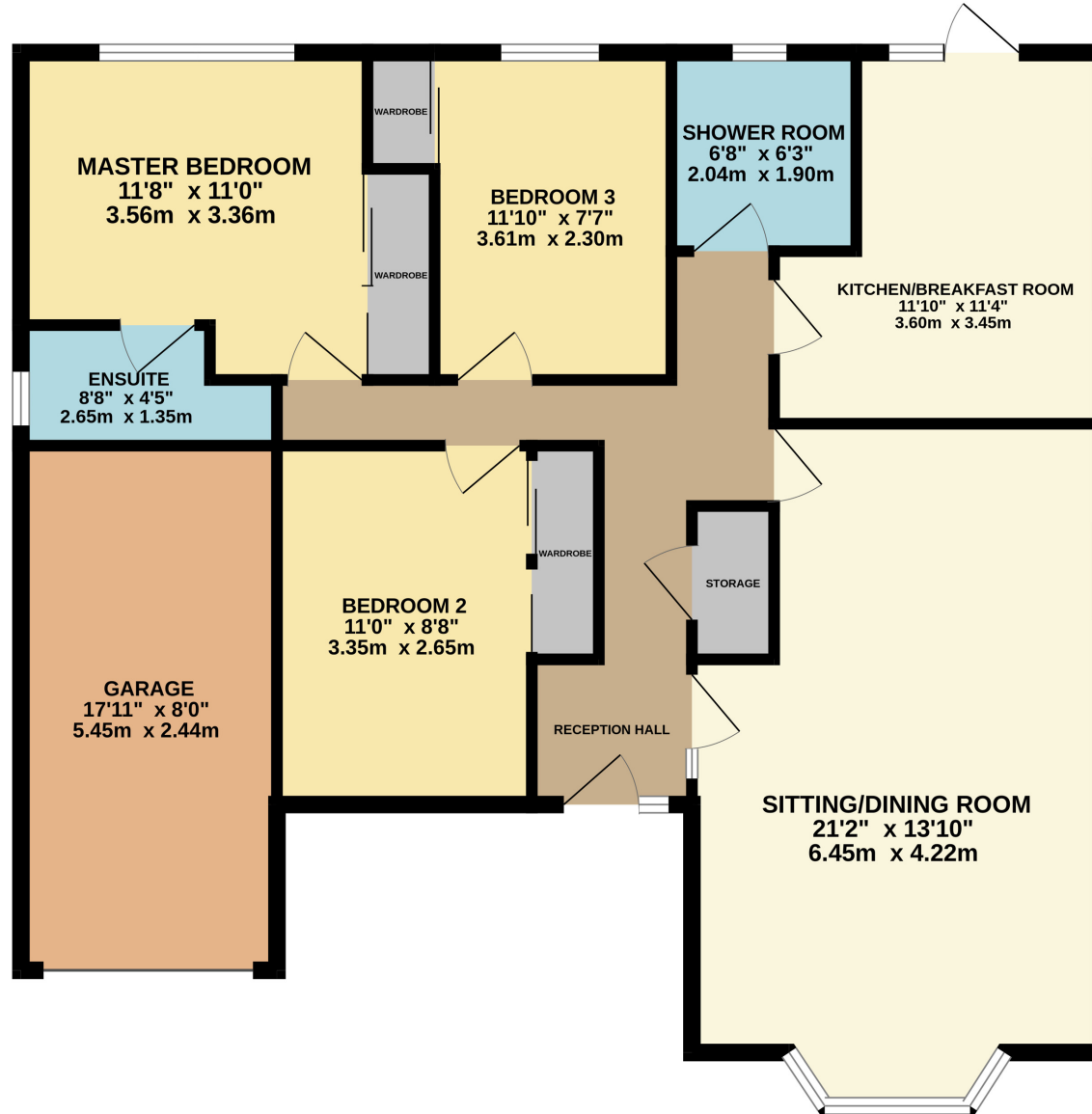
Garage & Driveway

The integral garage has an electric door to the front, power and light. There is a driveway to the front of the garage.

Heating

Gas Central Heating.

GROUND FLOOR

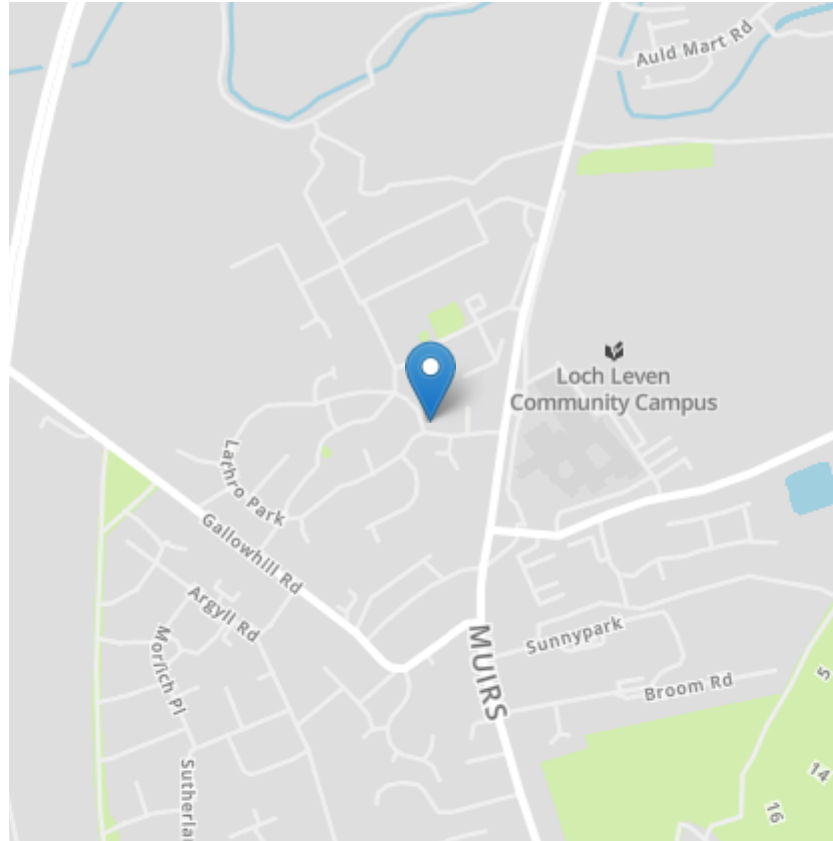






LATHRO PARK, KINROSS - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the 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. Add to the mix a wide range of 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		67	82
England, Scotland & Wales		EU Directive 2002/91/EC	

