

# 32 Springfield Park, Kinross



**Andersons**

Law Location Life

# 32 | Springfield Park | Kinross

Beautifully Presented Semi Detached Villa, situated in a sought after residential location, close to schools and local amenities. The property offers great sized family accommodation and is offered in move-in condition.

The accommodation comprises; Entrance Hallway, Sitting Room, Open Plan Kitchen/Dining Room, 3 Bedrooms and Family Bathroom.

Externally the property has an attractive enclosed rear garden and large driveway to the front and side.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Hallway

Entry is from the front into the entrance hallway. There is laminate flooring, wooden staircase to the upper level and double doors into the sitting room.

### Sitting Room

Great sized reception room with laminate flooring, large window to the front and bifold doors providing access into the open plan kitchen/dining room.

### Open Plan Kitchen/Dining Room

The contemporary kitchen has storage units at base and wall levels, worktops, splash back tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob and extractor fan and there is space and plumbing for a dishwasher and washing machine. There is laminate flooring, window to the rear and French doors into the rear garden.

### Upper Level Landing

A carpeted landing provides access to the 3 bedrooms, storage cupboard, bathroom and hatch to the attic space. There is a window to the side.

### Master Bedroom

The master bedroom is carpeted with window to the front and fitted wardrobe with sliding doors.

### Bedroom 2

A further double bedroom with window to the rear and carpeted flooring.

### Bedroom 3

Bedroom 3 has a window to the front, fitted storage cupboard and carpeted flooring.

### Bathroom

The bathroom comprises; built in wc and wash hand basin with storage, bath with shower over, towel radiator, laminate flooring and window to the rear.

### Garden

The property benefits from an enclosed rear garden with grass and patio areas and large timber shed.

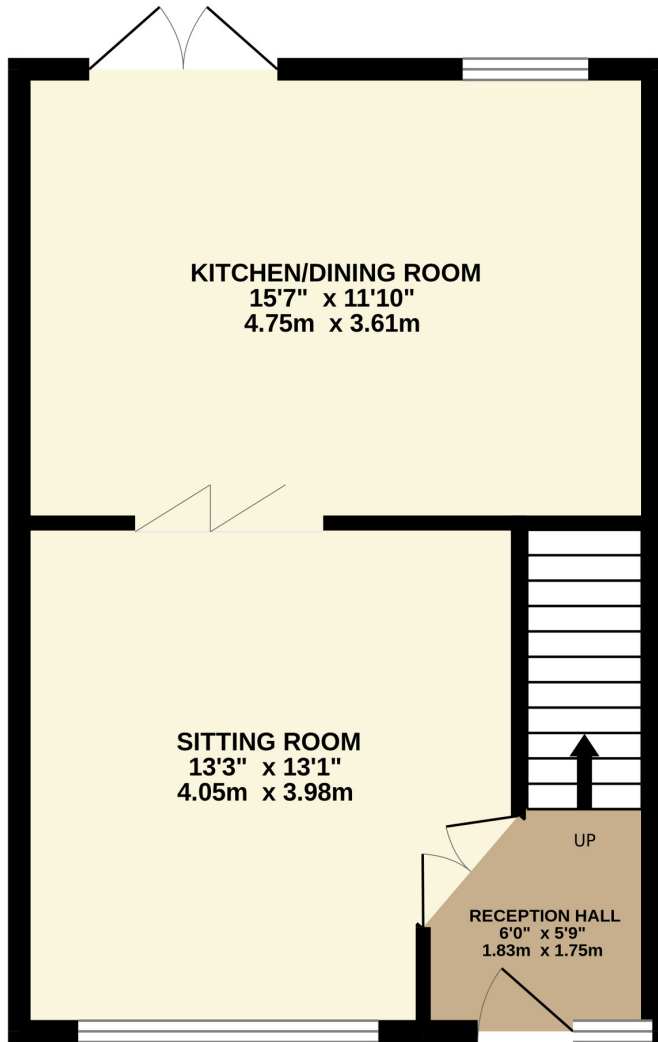
### Driveway

There is a driveway to the front and side of the property.

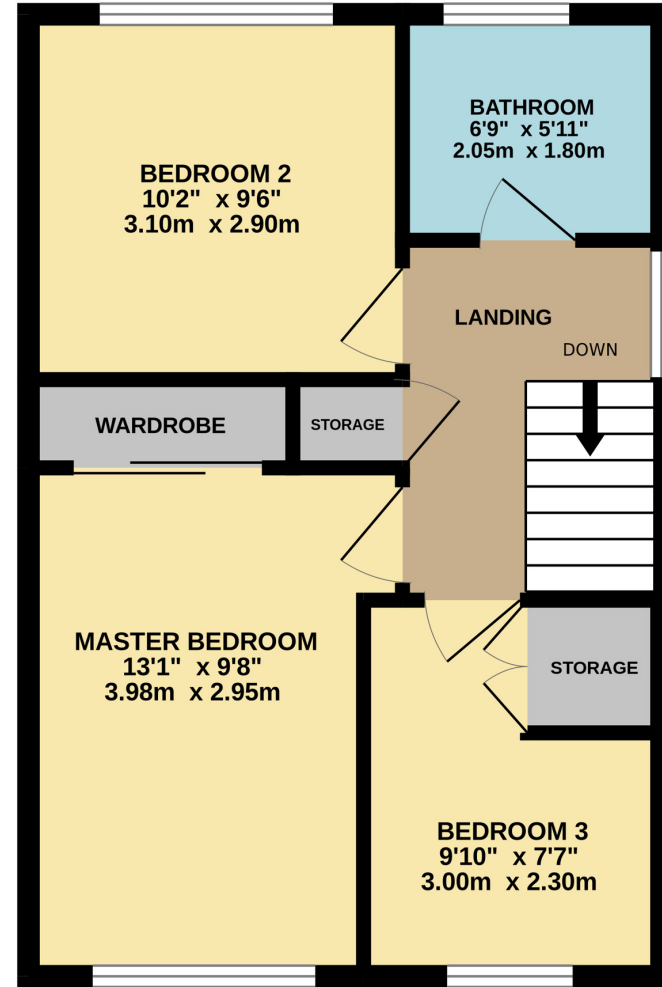
### Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

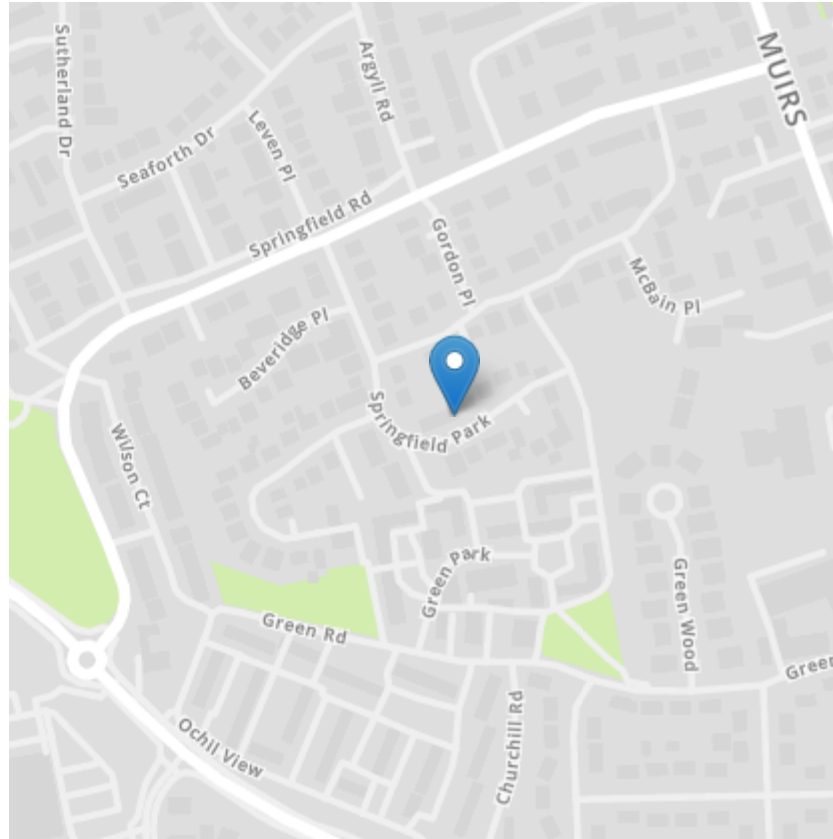






# SPRINGFIELD PARK, KINROSS - A BETTER PLACE TO LIVE

The 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		74	88
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		73	87
England, Scotland & Wales		EU Directive 2002/91/EC	

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#### Partners

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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

