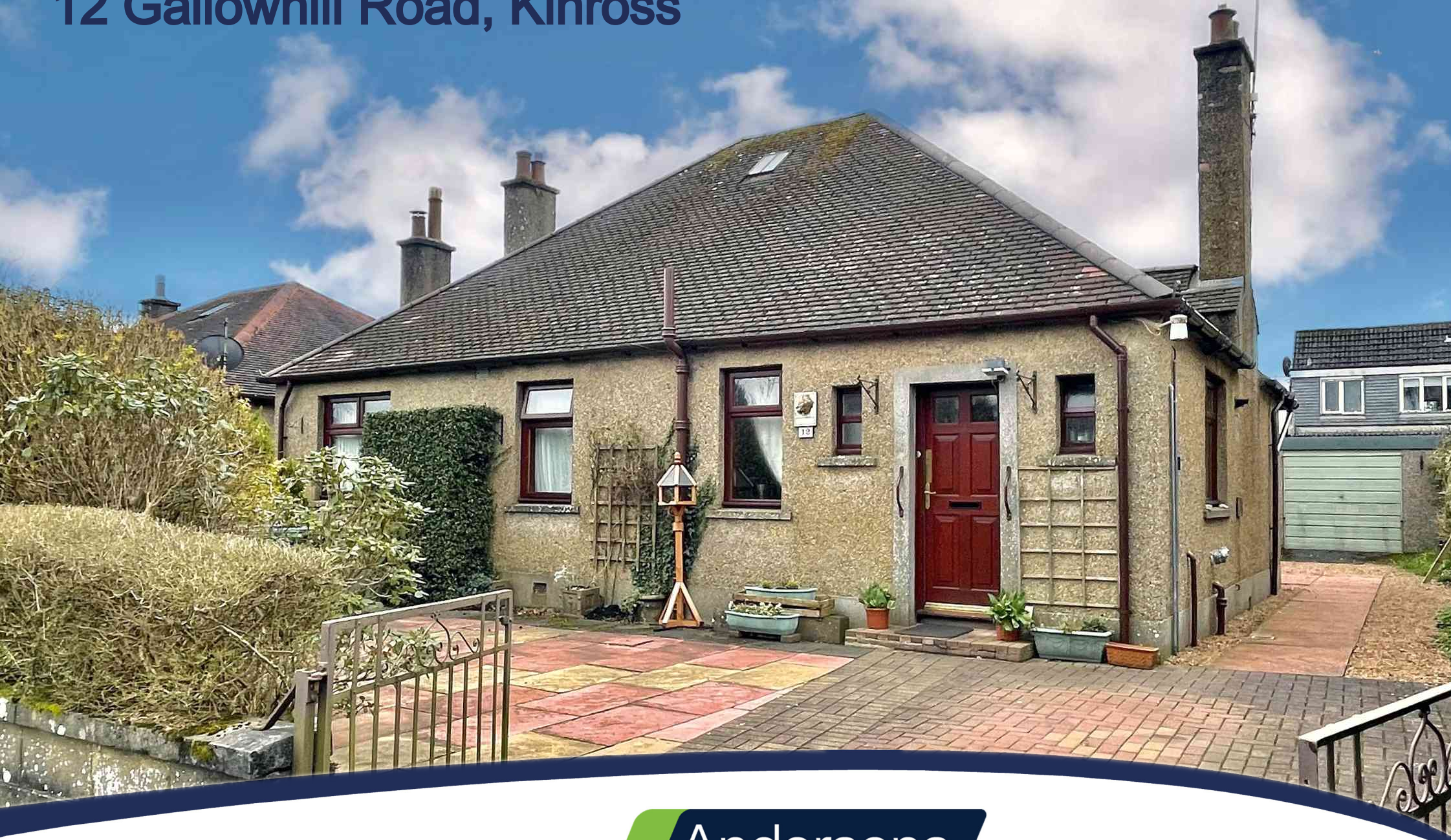


12 Gallowhill Road, Kinross



Andersons

Law Location Life

12 | Gallowhill Road | Kinross

Rarely Available, this 1930's Detached Bungalow is situated in a desirable location and offers huge potential for extension (subject to planning permission). The property would benefit from some modernisation, but provides flexible and spacious accommodation and is within walking distance of local amenities.

The accommodation comprises; Entrance Vestibule, Hallway, Kitchen, Rear Vestibule with 2 Larder/Utility Cupboards, Sitting Room, Dining Room/Bedroom 3, 2 further Double Bedrooms, Shower Room and Attic Room.

The property further benefits from an attractive West facing rear garden, detached garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the rear into the formal entrance vestibule. There is tiled flooring and door providing access into the hallway.

Hallway

The hallway has vinyl flooring and doors to the kitchen, sitting room, dining room/bedroom 3, 2 further double bedrooms and shower room. There is a hatch to the attic space.

Attic Room

The property has a good sized attic space, which would be suitable for extension (subject to usual consents). The attic is fully floored with a west facing double dormer window, power and light and two doors to the eaves storage. There are plans available on request.

Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling, ceramic 1 1/2 bowl sink and drainer, serving hatch to the dining room and vinyl flooring. There is space for an oven/hob. Additionally, there is a window to the side and door providing access into the rear vestibule.

Rear Vestibule

The rear vestibule provides access to the front of the property. It has vinyl flooring and doors to 2 larder/utility cupboards. One cupboard currently houses a fridge/freezer and has a small window to the front. The second cupboard currently houses a washing machine, again with small window to the front.

Sitting Room

A great sized reception room with carpeted flooring, feature bay window to the rear, tiled art deco fireplace and shelved Edinburgh Press.

Dining Room

A formal dining room which could be used as a 3rd bedroom. There is carpeted flooring, feature bay window to the rear, tiled art deco fireplace and Edinburgh Press. There is a serving hatch into the kitchen.

Master Bedroom

A double bedroom with window to the front, carpeted flooring and fitted wardrobes and desk/vanity unit.

Bedroom 2

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

Shower Room

The shower room comprises of; wc, pedestal wash hand basin, shower with 'Mira Sprint' shower and towel radiator. There is vinyl flooring and window to the front.

Garden

The property is set in attractive gardens to the front and rear. The rear garden is West facing with an array of plants, shrubs and trees, large patio area, disabled access ramp and greenhouse. The front garden is paved, with trees, shrubs, plants and a timber shed.

Garage & Driveway

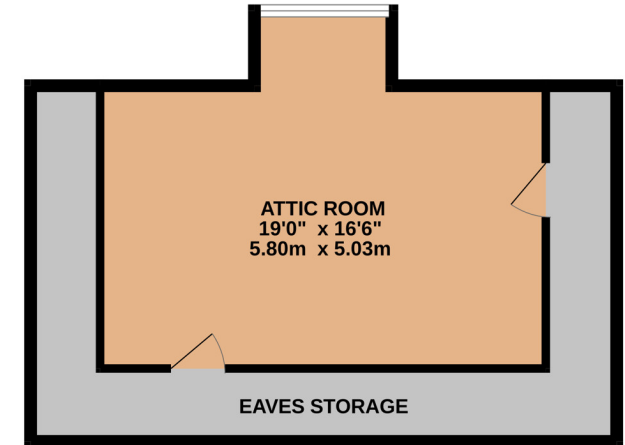
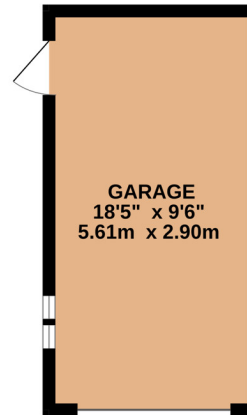
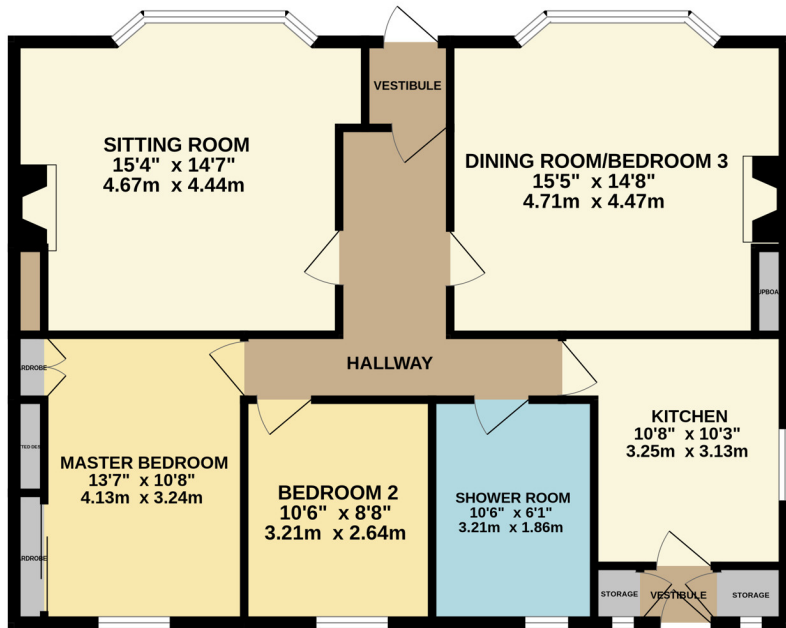
The detached single garage has an up and over door to the front, 2 small windows and a door to the side, power and light. The driveway is to the side and the front of the property and is a mix of mono block, paving and chips, it can accommodate 2/3 vehicles.

Heating

Gas Central Heating.

GROUND FLOOR

1ST FLOOR



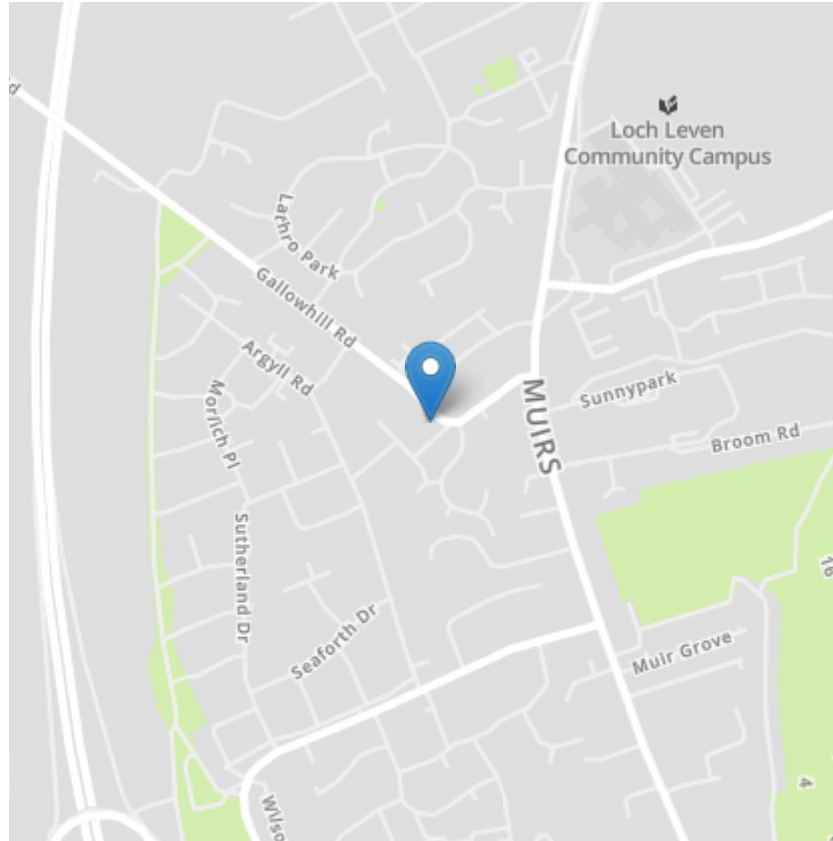
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GALLOWHILL ROAD, 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. 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, 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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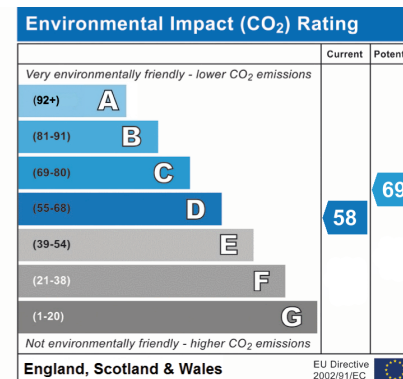
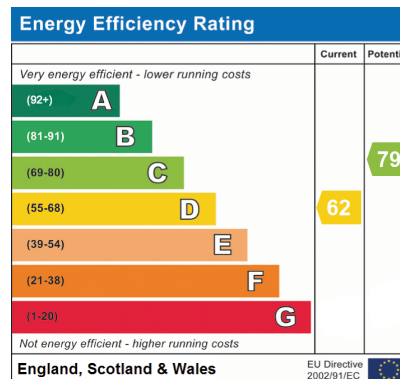
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Notes of Interest and Offers

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

