

23 Lomond Place, Kinross



Law Location Life

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Beautifully Presented Semi Detached Villa, situated in a quiet cul-de-sac in a highly sought after location, within walking distance of all local amenities and schools.

Offering spacious family sized accommodation, the property comprises; Reception Hallway, Sitting Room (With Media Wall), Open Plan Kitchen/Dining Room, 3 Bedrooms and Luxury Shower Room.

Externally the property further benefits from an enclosed rear garden, garden room with storage and large driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is a door to the sitting room and staircase to the upper level.

Sitting Room

A good sized reception room with feature media wall, built in seating with storage, window to the front and doors into the open plan kitchen/dining room.

Open Plan Kitchen/Dining Room

A huge feature of this property is the open plan kitchen with large dining area. The kitchen has contemporary storage units at base and wall levels, worktops and stainless steel sink and drainer. Fitted appliances include, oven, gas hob, extractor fan, dishwasher and washer/dryer. There is ample space for a fridge/freezer and dining table, windows to the rear and side and a door providing access into the garden.

Upper Level Landing

The upper level landing has a window to the side, hatch to the attic space and doors to 3 bedrooms, luxury shower room and storage cupboard.

Master Bedroom

The master bedroom has a window to the front of the property.

Bedroom 2

A further double bedroom with fitted wardrobes with sliding mirrored doors and window to the rear.

Bedroom 3

A third bedrooms with fitted storage cupboard and window to the front.

Shower Room

A recently fitted luxury shower room which is fully tiled with brushed brass accessories, walk in shower, built in wc and wash hand basin with storage and towel radiator. There is a window to the rear.

Gardens

There are gardens to the front and rear. The rear garden is fully enclosed and low maintenance with artificial lawn area and patio sections, perfect for outdoor entertaining. There is a timber shed and large garden room. The front garden is laid to lawn.

Garden Room

The garden room is currently utilised as a family room and has windows to the front and side, with double doors into the garden. There is power, light and door into a useful storage area.

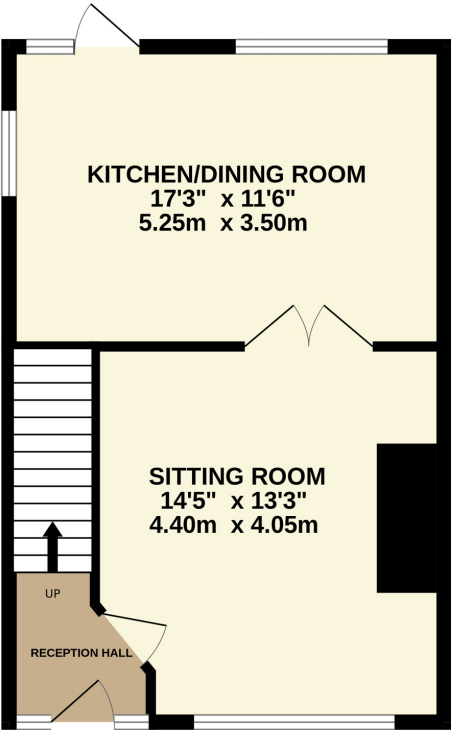
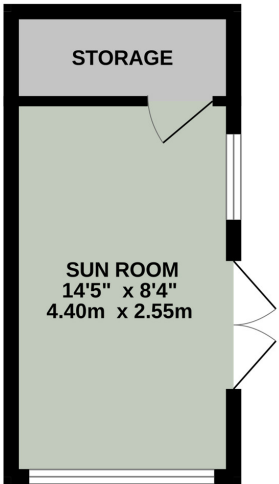
Driveway

The property benefits from a large driveway to the front which can accommodate 3 vehicles.

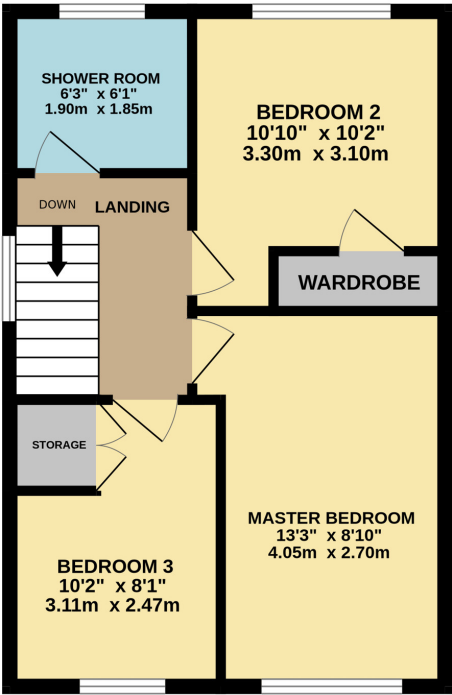
Heating

Gas central heating.

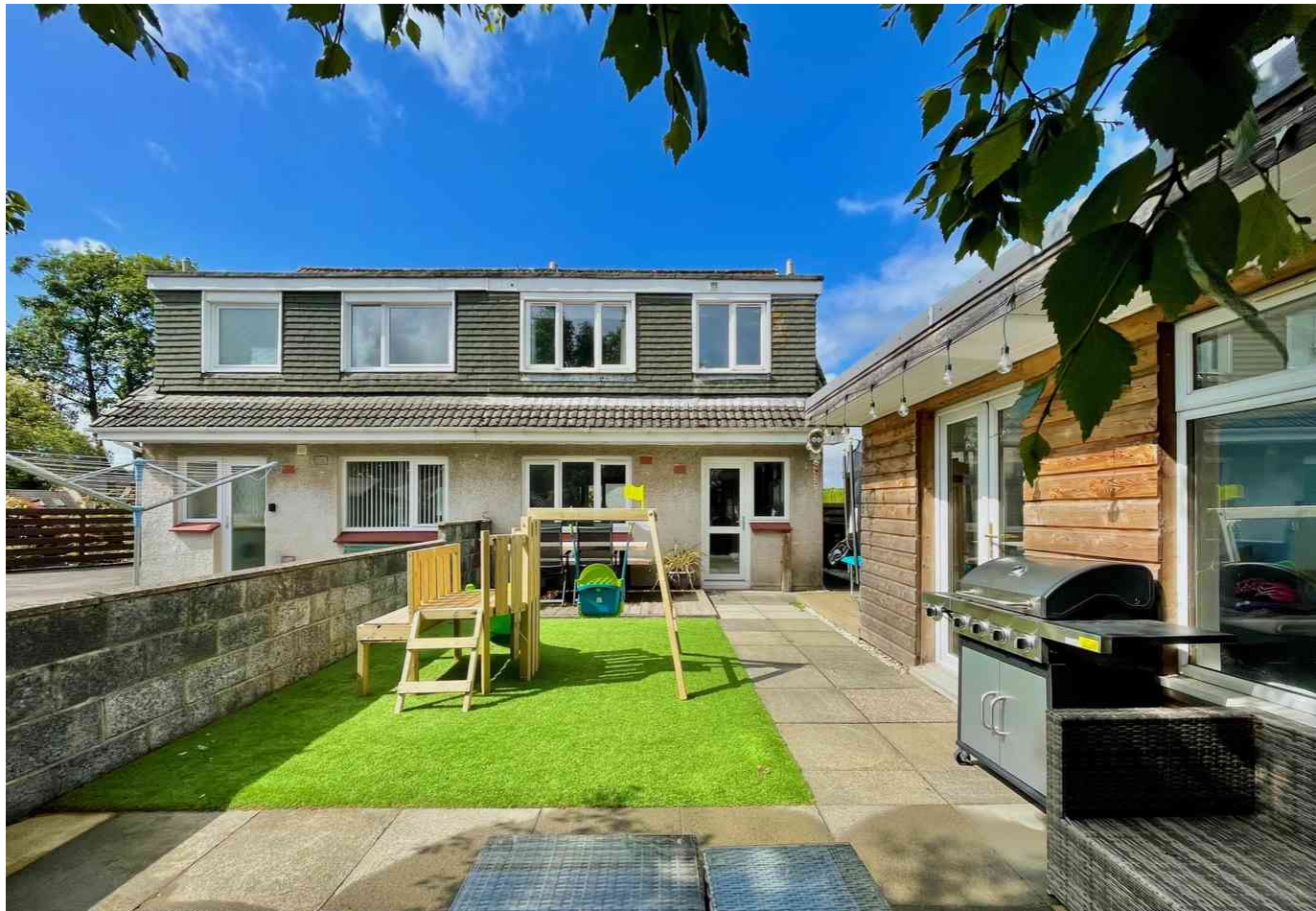
GROUND FLOOR



1ST FLOOR

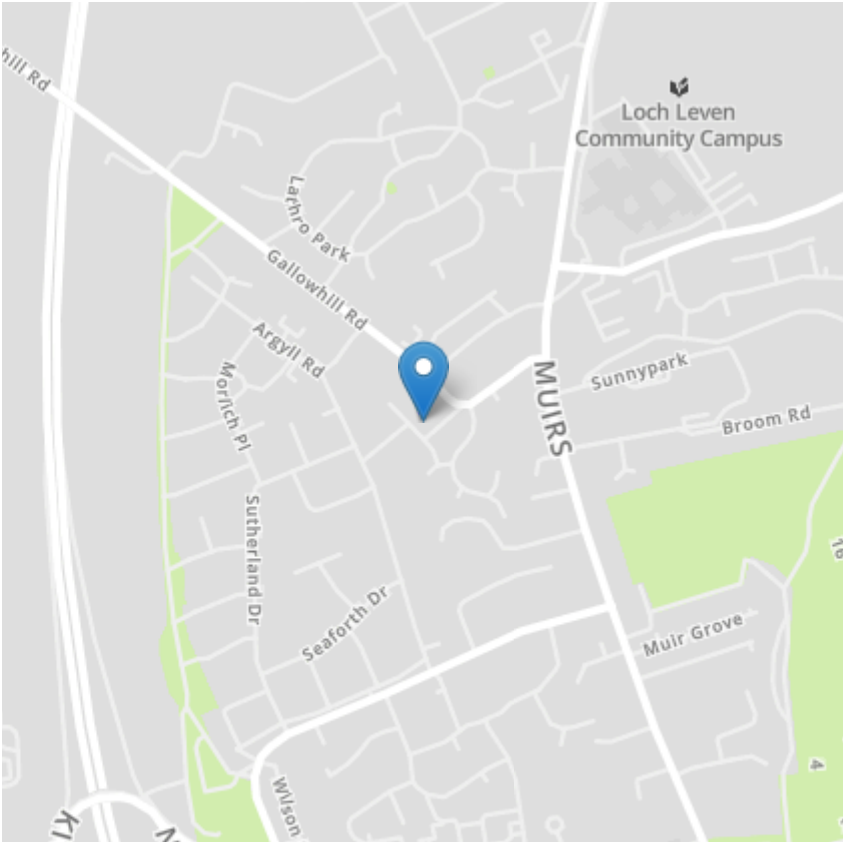






LOMOND PLACE, KINROSS - A BETTER PLACE TO LIVE

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, 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+) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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

