

44 Green Park, Kinross



Andersons

Law Location Life

44 | Green Park | Kinross

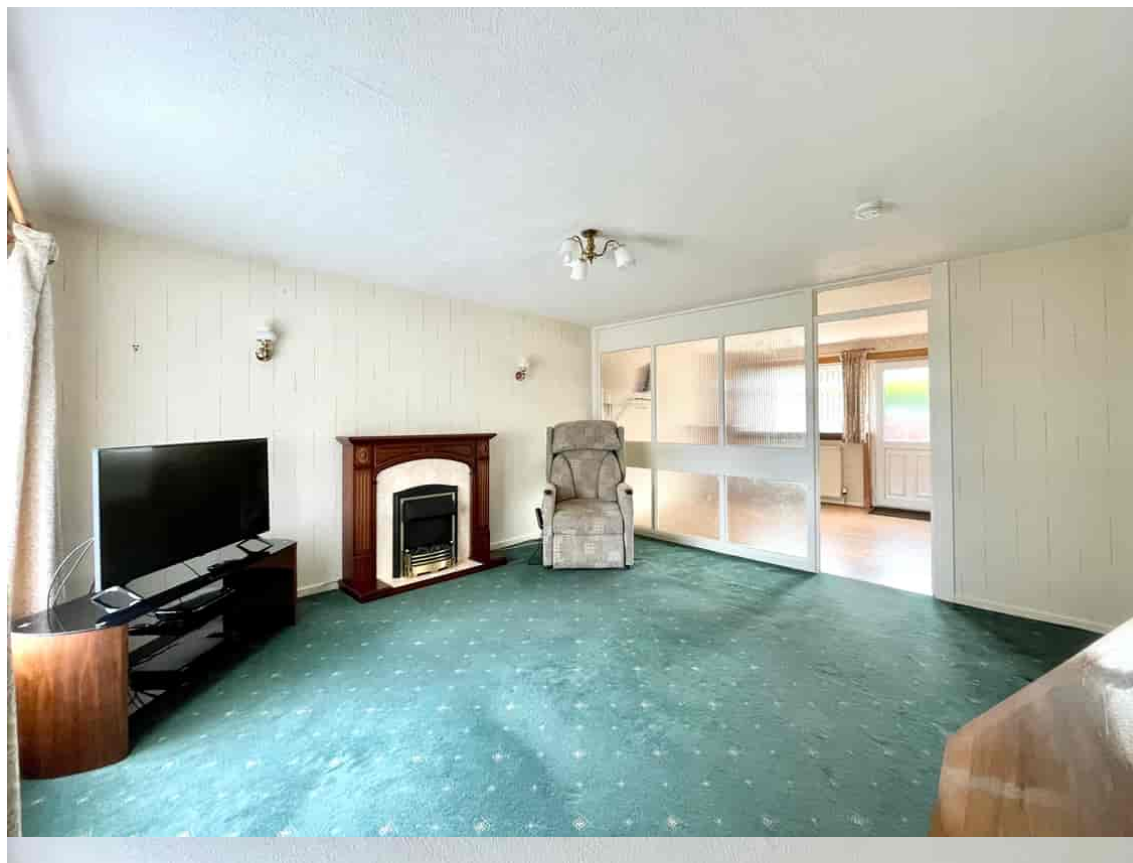
Deceptively Spacious End Terrace Linked Villa, situated in an established residential location, close to schools and local amenities.

Well presented throughout, the property would benefit from some cosmetic upgrading, but would provide a fabulous family home, with generous room sizes and attractive gardens.

The accommodation comprises; Reception Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Utility Cupboard, 3 Double Bedrooms & Wet Room.

Additionally this well loved home, benefits from gardens to the front and rear, gas central heating and ample off street parking spaces adjacent to the property.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the carpeted reception hallway. There are doors providing access to the sitting room, utility cupboard and storage cupboard and staircase to the upper level.

Utility Cupboard

A useful space which currently is used for storage.

Sitting Room

A light and spacious carpeted reception room with large window to the front, fireplace with coal effect gas fire and glazed panels with door to the rear into the kitchen.

Open Plan Dining Kitchen

The open plan dining kitchen has laminate flooring, attractive storage units at base and wall levels, worktops and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include a double oven, gas hob and extractor fan, with spaces for other appliances. The dining area has ample space for a large dining table and there are two windows to the rear and door into the garden.

Upper Level Landing

A carpeted landing provides access to 3 double bedrooms, wet room, storage cupboard and hatch to the attic space.

Bedroom 1

A double bedroom with carpeted flooring, fitted wardrobe and a window to the front.

Bedroom 2

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

Bedroom 3

A third double bedroom with fitted cupboard, window to the front and carpeted flooring.

Wet Room

A modern wet room with fitted wc and wash hand basin with built in storage, 'Triton' shower, attractive tiling and window to the rear.

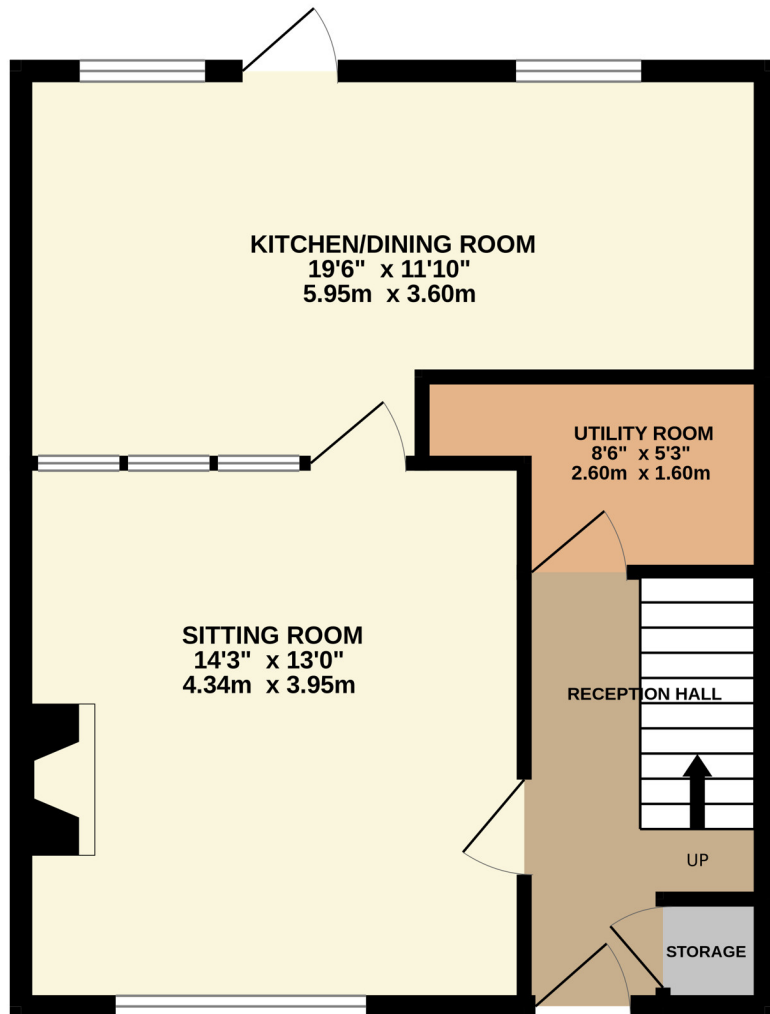
Gardens

The attractive East facing rear garden is enclosed with lawn section, patio area, timber shed and mature tree. The front garden is again enclosed and predominantly laid to chip for easy maintenance.

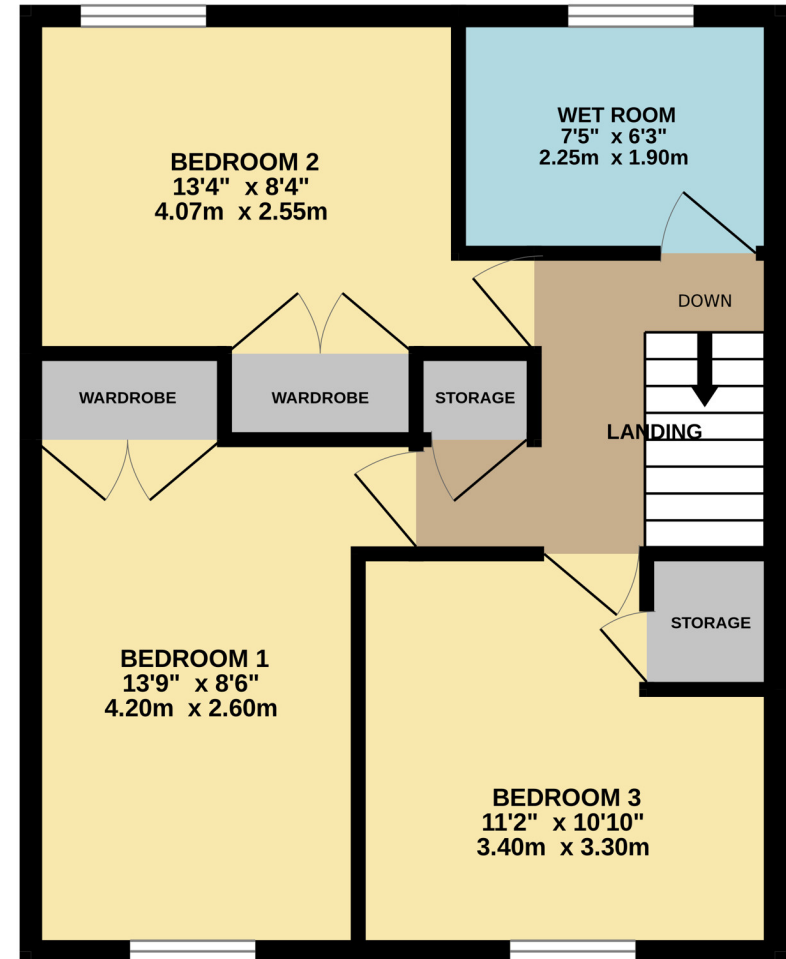
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

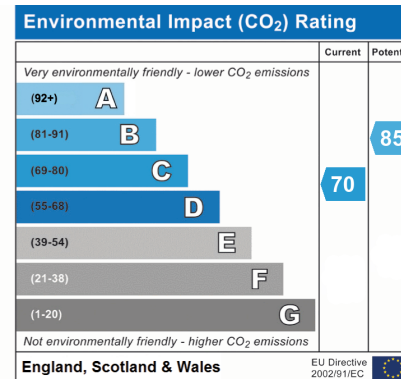
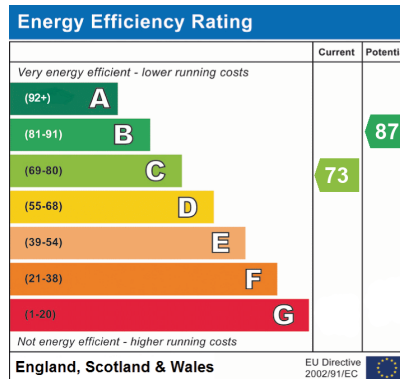
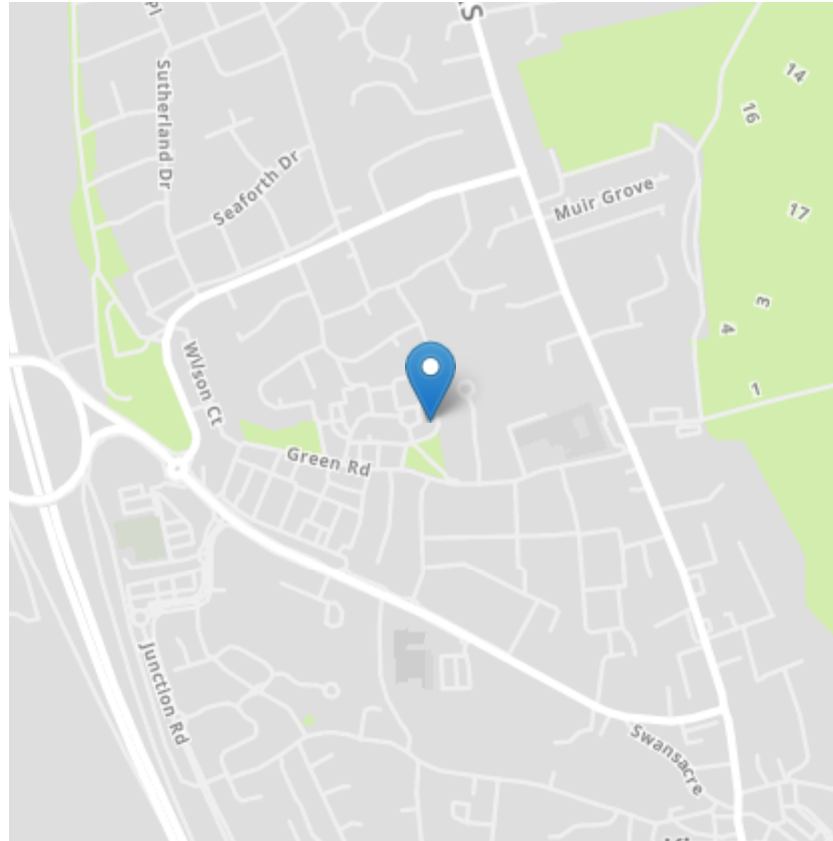






GREEN PARK, KINROSS - A BETTER PLACE TO LIVE

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.



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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

