

# 30 Springfield Park, Kinross



**Andersons**

Law Location Life

# 30 | Springfield Park | Kinross

Situated in a highly sought after residential location in Kinross, this superb Extended Semi Detached Villa offers flexible family accommodation and is within walking distance of all schools and local amenities.

The beautifully presented accommodation comprises; Entrance Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Family Room, Inner Hallway and WC Room. The upper level has 3 Bedrooms and Family Bathroom.

Additionally, the property has an enclosed rear garden, large garage and driveway.

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, staircase to the upper level and door to the sitting room.

### Sitting Room

A bright and spacious sitting room with large window to the front, wall hung electric fire, laminate flooring and door with adjoining glazed panel to the open plan kitchen/dining room.

### Kitchen/Dining Room

Contemporary open plan kitchen/dining room with storage units at base and wall levels, worktops, 1 1/2 bowl sink and drainer and feature breakfast bar with seating for 4, additional storage, fitted double oven, electric hob and ceiling extractor fan. Other fitted appliances include dishwasher and fridge freezer, with space for a washing machine. There is vinyl flooring, open access to the family room and inner hallway and ample space for a large dining table.

### Inner Hallway

The inner hallway has vinyl flooring, doors to the family room, wc room and storage cupboard. A further door to the side provides access into the rear garden.

### Family Room

A fabulous addition to the property is this additional reception room, with carpeted flooring, 4 windows to the rear overlooking the garden and open access into the kitchen/dining room.

### WC Room

The wc room comprises; wc, wall hung wash hand basin with storage, towel radiator, vinyl flooring and window to the rear.

### Upper Level Landing

A carpeted staircase provides access to the upper level landing. There is a window to the side, access to the attic space and doors to 3 bedrooms, family bathroom and storage cupboard.

### Master Bedroom

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

### Bedroom 2

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

### Bedroom 3

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

### Gardens

The property has an enclosed garden to the rear. The garden is low maintenance with patio areas, artificial grass area and mature plants, shrubs and trees. There is a timber shed and access to the garage. The garden to the front is again low maintenance with chips and a plant border.

### Garage

A large 11/2 garage with power, light, up and over door to the front and window and door to the rear into the garden.

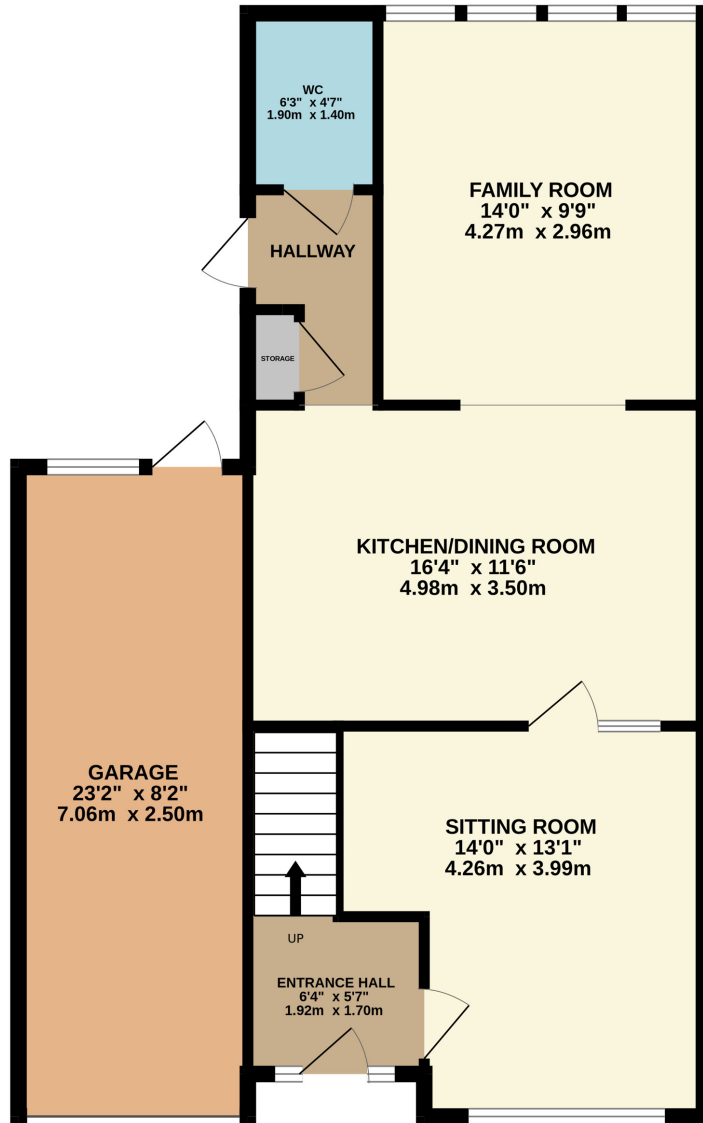
### Driveway

The mono block driveway to the front can accommodate 2 vehicles.

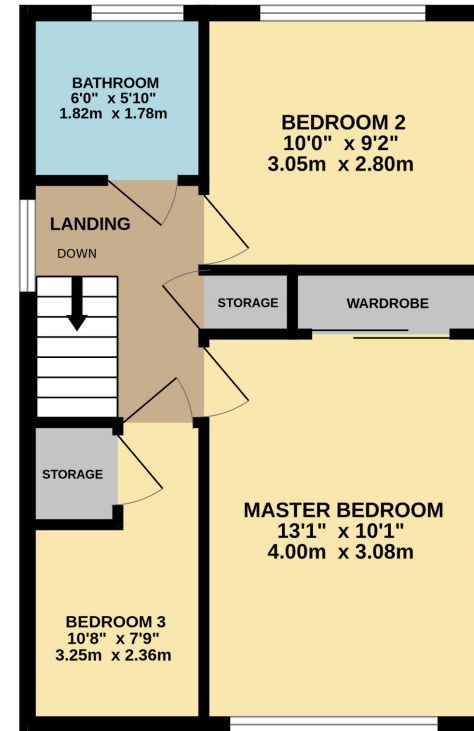
### Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

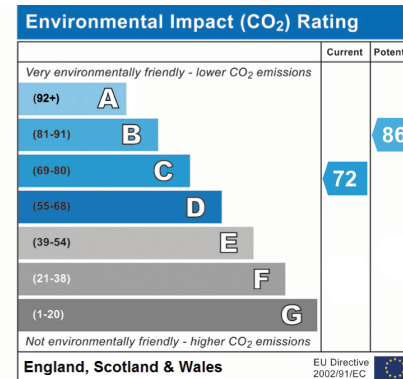
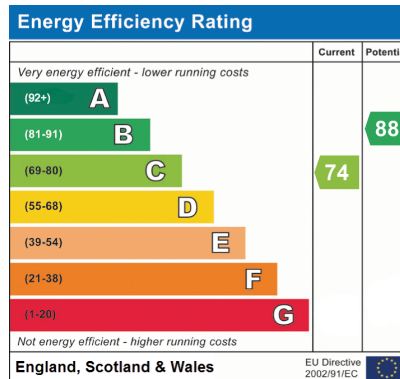
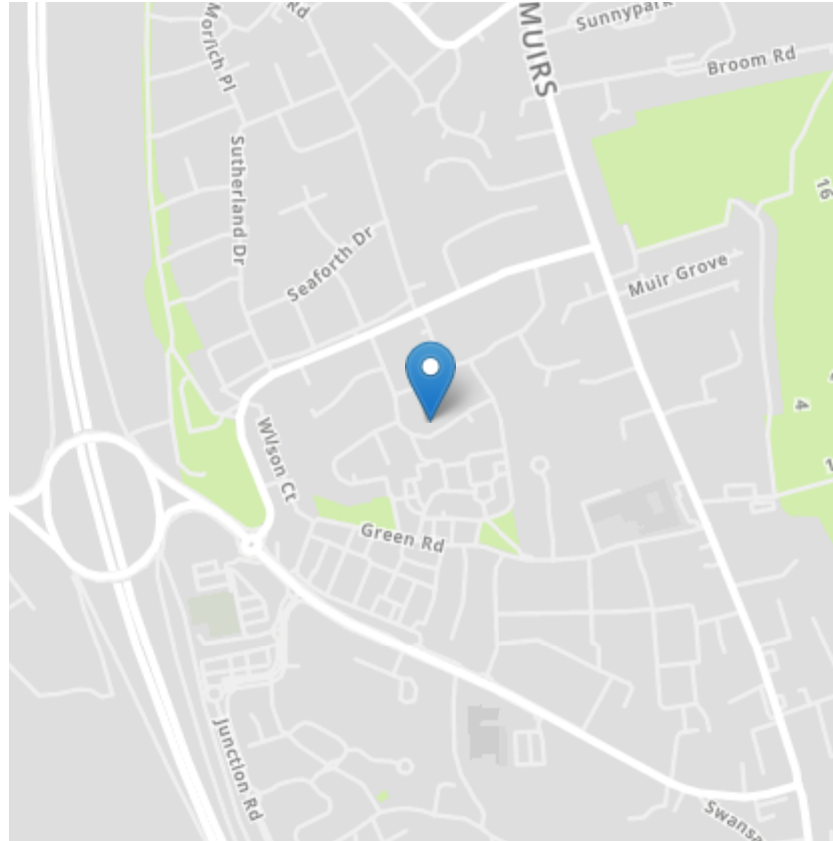






# SPRINGFIELD PARK, KINROSS - A BETTER PLACE TO LIVE

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.



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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

