

5 Wilson Court, Kinross



Law Location Life

5 | Wilson Court | Kinross

Well Presented Detached Villa situated in a popular residential location in a quiet cul-de-sac and close to schools, local amenities and the Kinross Park and Ride facility.

The spacious accommodation comprises; Reception Hallway, Sitting Room, Open Plan Kitchen/Dining Room, WC/Cloakroom, Master Bedroom (En Suite Shower Room), 2 further Double Bedrooms and Family Bathroom.

Externally the property benefits from an enclosed West facing rear garden with separate courtyard area, sizeable front garden, garage and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is laminate flooring, doors providing access to the sitting room, open plan kitchen/dining room, wc/cloakroom and carpeted staircase to the upper level.

Sitting Room

A great sized reception room with laminate flooring, fireplace with coal effect gas fire and window to the front.

Open Plan Kitchen/Dining Room

The kitchen area has modern storage units at base and wall levels, glass display unit, worktops, splash back tiling and stainless steel sink and drainer. Fitted appliances include a 'Smeg' Range with gas hob, extractor fan and integrated fridge and dishwasher. There is space and plumbing for a washing machine. Additional features include laminate flooring, window to the rear, door to the side into the courtyard garden area, door to the under stair storage cupboard and open access into the dining room area. The dining room area again has laminate flooring and feature bay window to the rear. There is ample room for dining furniture.

WC/Cloakroom

The wc/cloakroom comprises; wc, pedestal wash hand basin, window to the front and laminate flooring.

Upper Level Landing

The carpeted landing has a window to the side, hatch to the attic space and doors to 3 bedrooms, family bathroom and storage cupboard.

Master Bedroom

A double bedroom with fitted wardrobes, carpeted flooring, window to the front and door to the en suite shower room.

En Suite Shower Room

The part tiled en suite shower room comprises; shower cubicle, pedestal wash hand basin and wc. There is laminate tile effect flooring and window to the side.

Bedroom 2

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

Bedroom 3

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

Family Bathroom

The family bathroom is part tiled and comprises; pedestal wash hand basin, wc and bath with 'Triton' shower over. There is a window to the rear and laminate flooring.

Gardens

The property is set in attractive gardens. The rear garden is enclosed, West facing and split into two sections. One section is laid to lawn and enclosed by a privacy hedge. A gate provides access into the courtyard section, which is again West facing and paved. There is access to the open plan kitchen/dining room and rear door into the garage. The front garden is laid to lawn.

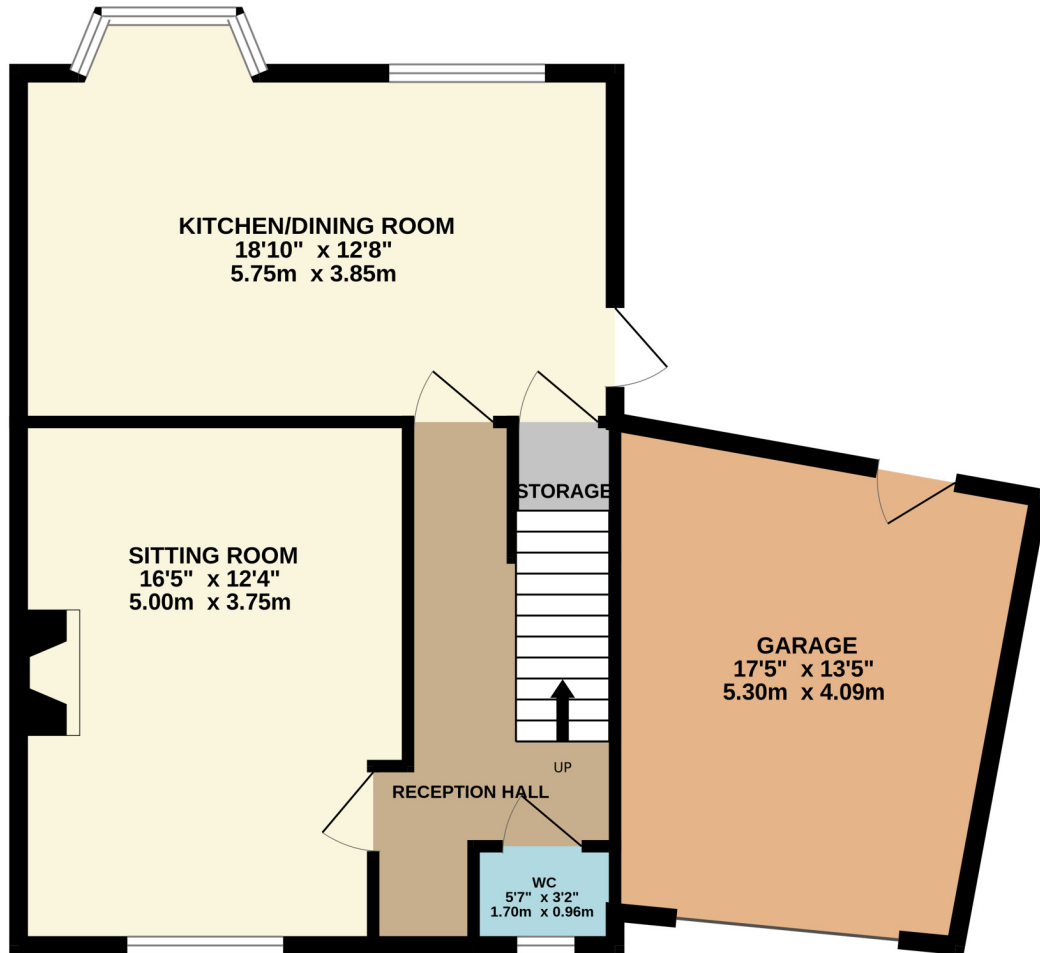
Garage & Driveway

The garage has power and light with an up an over door to the front and door into the garden to the rear. There is a mono block driveway with parking for 2 vehicles.

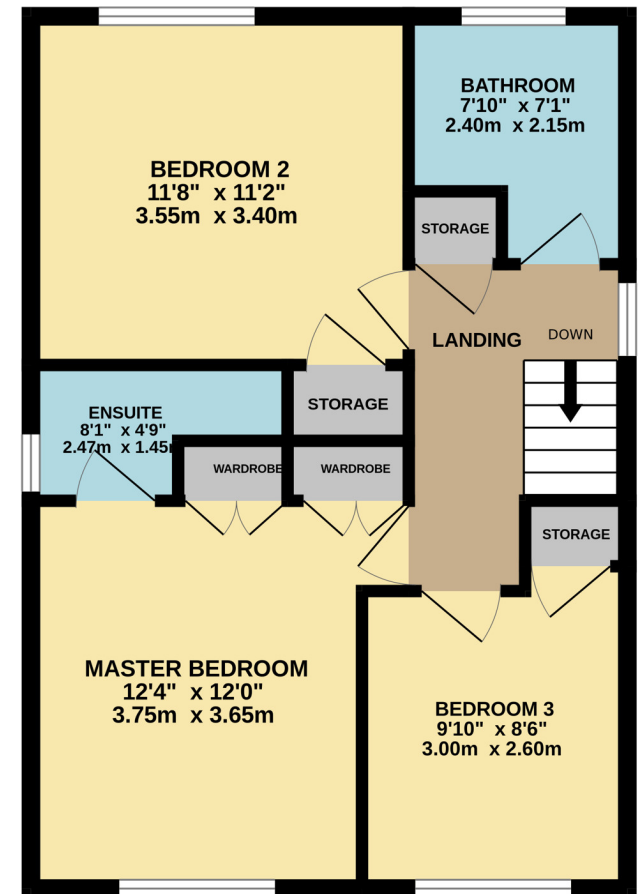
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



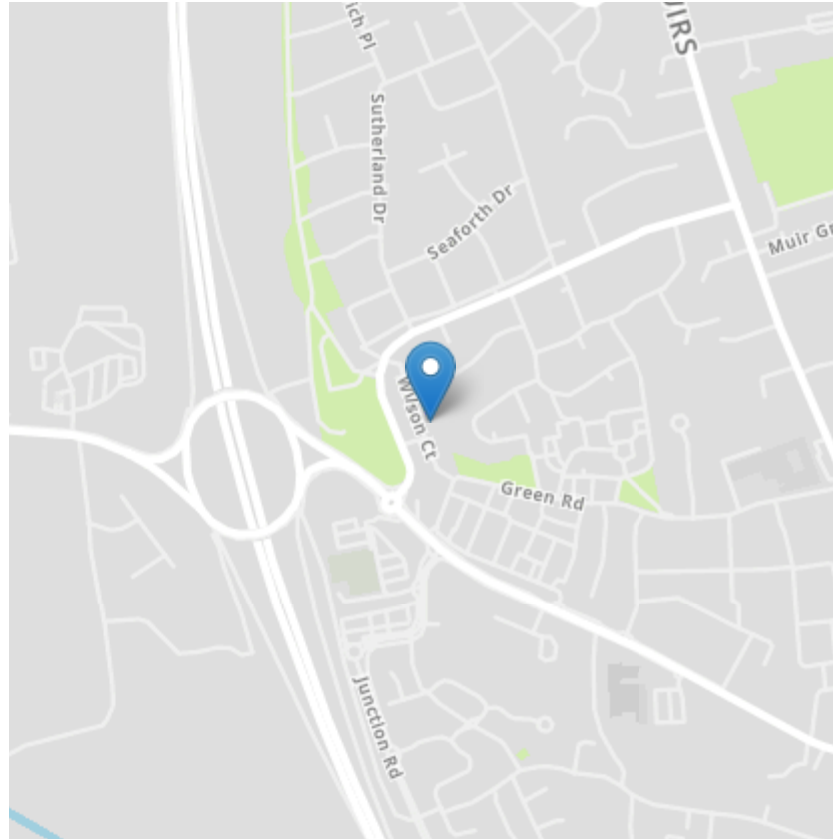
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
 Made with Metropix ©2024





WILSON COURT, 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		72	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

