

80 Simpson Wynd, Kinross



Law Location Life

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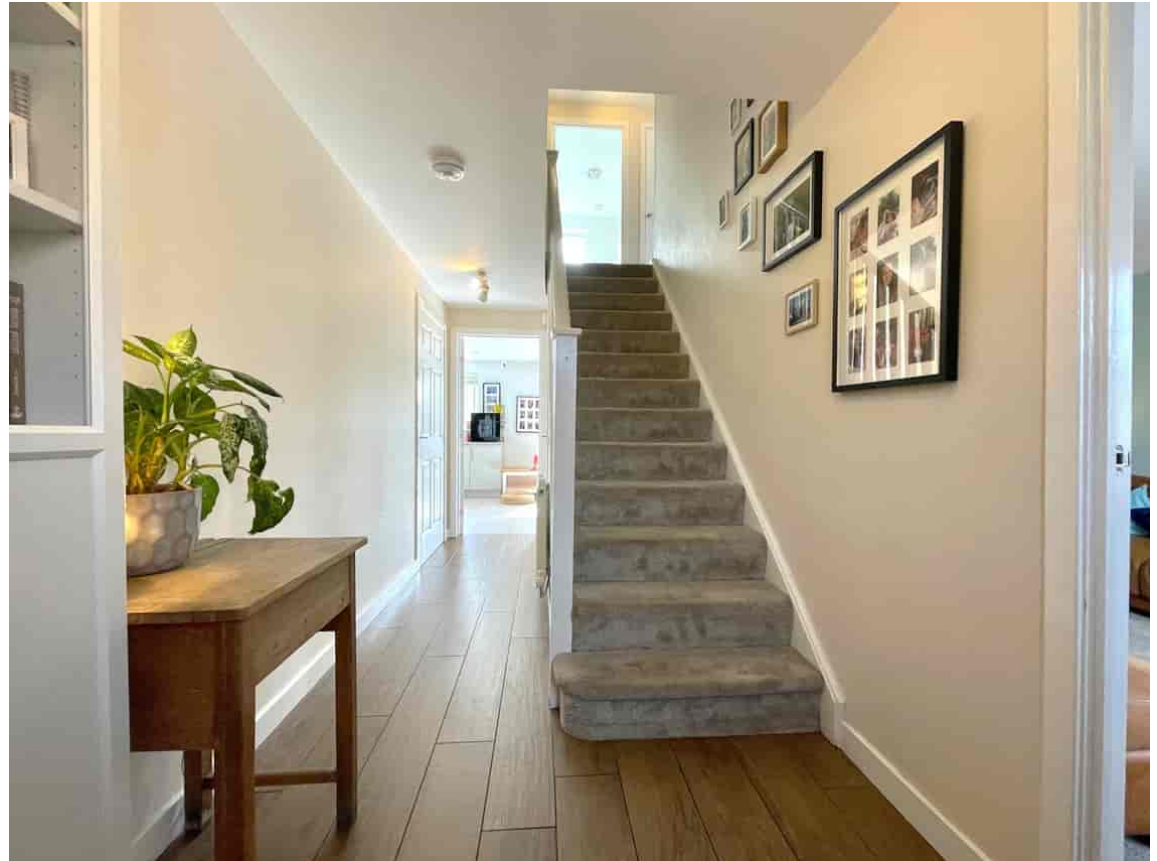
Simply stunning, this Detached Villa was built by Persimmon Homes in 2017 and is situated in a quiet cul-de-sac in the heart of Kinross, within walking distance of all local amenities and schools.

The property offers superb spacious family accommodation and is beautifully presented throughout.

The accommodation comprises; Reception Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Utility Room, WC/Cloakroom, Master Bedroom (En Suite Shower Room), 3 further double Bedrooms (2 with a Jack & Jill En Suite Shower Room) and Family Bathroom.

Externally the property further benefits from an attractive landscaped garden to the rear, integral garage and extended 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 are doors providing access to the sitting room, open plan kitchen/dining room, integral garage, under stair storage cupboard and staircase to the upper level.

Sitting Room

A great sized reception room with a large window to the front, allowing for an abundance of light.

Open Plan Kitchen/Dining Room

A magnificent room, this contemporary kitchen has a good range of storage cupboards at base and wall levels, worktops, stainless steel 1 1/2 bowl sink and drainer and large window to the rear. Fitted appliances include a double oven, 5 burner gas hob, extractor fan, fridge/freezer and dishwasher. The dining room is open plan to the kitchen and has French doors into the rear garden, ample space for a large dining table and a door into the utility room.

Utility Room

The utility room has storage units at base and wall levels, worktop, sink and drainer and space and plumbing for a washing machine and tumble dryer. There is a door to the rear and door providing access into the w.c room.

W.C/Cloakroom

This room comprises; pedestal wash hand basin and w.c.

Upper Level

The landing provides access to 4 double bedrooms, family bathroom, storage cupboard and the hatch to the partially floored attic space.

Master Bedroom

A large master bedroom with window to the front, fitted wardrobe with sliding doors and door to the en suite shower room.

En Suite Shower Room

The en suite shower room comprises; wash hand basin with storage, shower cubicle,

w.c. and chrome towel radiator. There is a window to the front.

Bedroom 2

A guest bedroom which easily accommodates a king size bed. There is a fitted wardrobe with sliding doors, window to the front and door into the 'Jack & Jill' en suite shower room.

Bedroom 3

A further double bedroom, which again, accommodates a king size bed. There is a window to the rear and door to the 'Jack & Jill' en suite shower room.

Jack & Jill En Suite Shower Room

The en suite shower room comprises; shower cubicle, pedestal wash hand basin, wc and chrome towel radiator. There is a window to the side.

Bedroom 4

A fourth double bedroom with window to the rear.

Family Bathroom

The family bathroom comprises; bath, wash hand basin with storage and wc. There is a window to the rear.

Gardens

The rear garden is fully enclosed, with a good degree of privacy and benefits from an artificial grass section and large patio area, ideal for outdoor entertaining.

Garage

The property has an integral garage with up and over door, power and light.

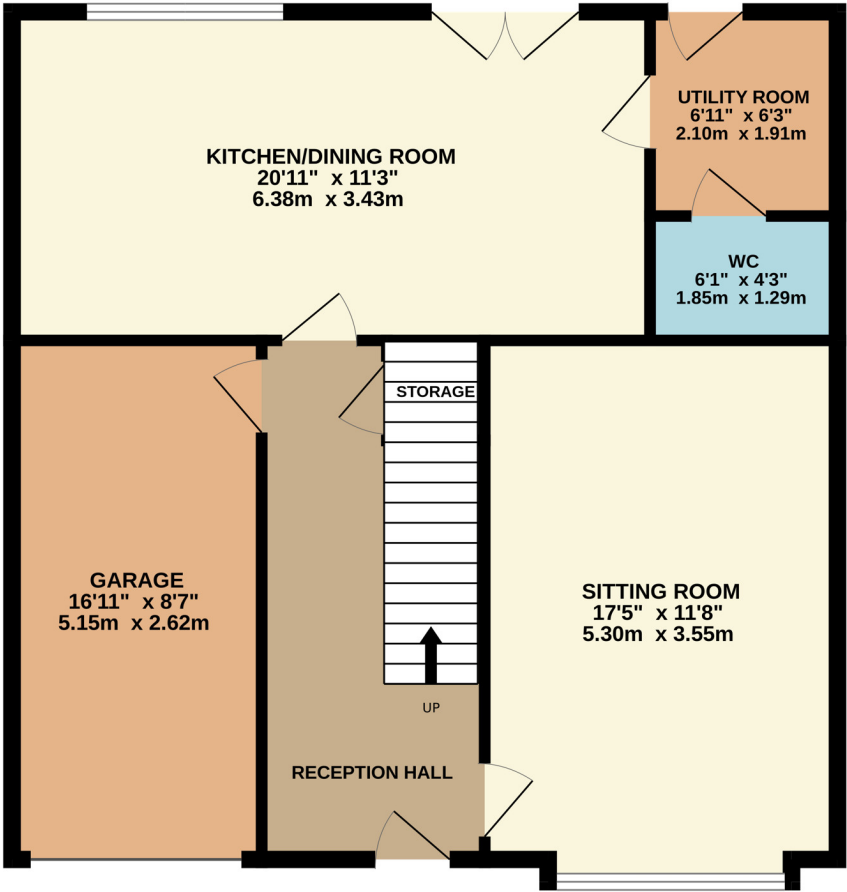
Driveway

The property has an extended mono block driveway with parking for three vehicles to the front.

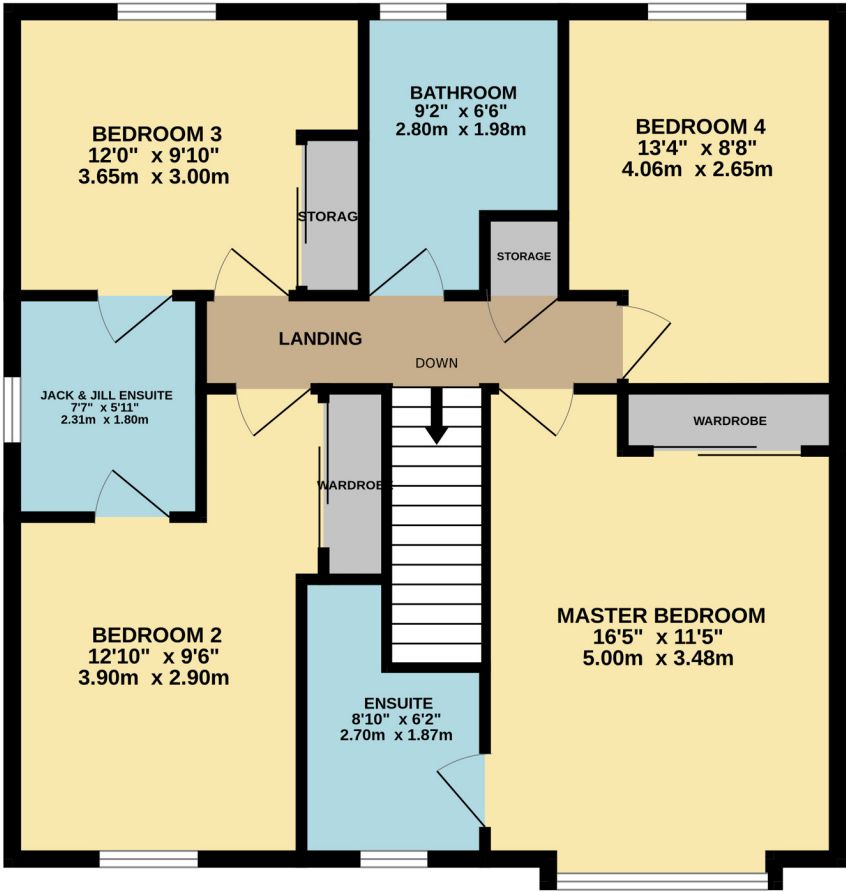
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



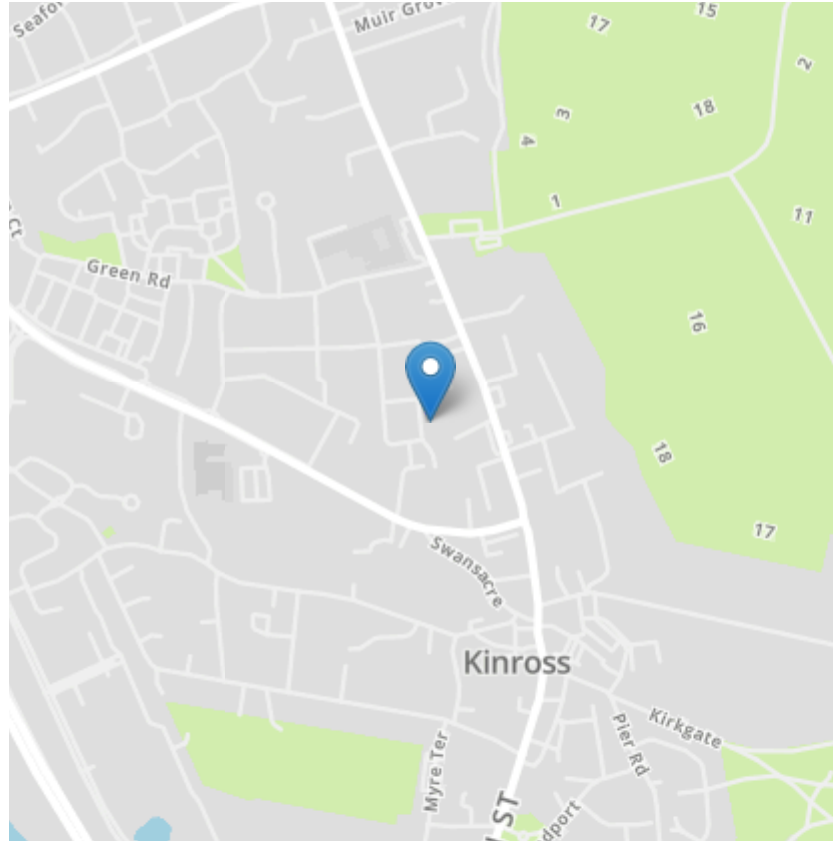
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

