

105 Lathro Park, Kinross



Law Location Life

105 | Lathro Park | Kinross

This Executive Detached Villa is in an unrivalled residential location, situated in a small cul-de-sac and offers extremely spacious and flexible family sized accommodation. This rarely available property is set on a large plot and is close to amenities and within a short walking distance of Kinross High School.

The accommodation comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Dining Room, Kitchen/Dining/Family Room, Garden Room, Utility Room and WC Room, Master Bedroom (En Suite Shower Room), 3 further Bedrooms and Family Bathroom.

Other features include stunning Gardens, Integral Double Garage and Driveway

Early viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is a storage cupboard and door with glass side panels into the reception hallway.

Reception Hallway

The reception hallway provides access to the sitting room, open plan kitchen/dining/family room and w.c room. There is an attractive staircase to the upper level and door to under stair storage.

Sitting Room

A large reception room with bay window to the front and double doors with glass side panels providing access into the dining room. A feature of this room is the contemporary fireplace with wood burning stove.

Dining Room

A formal dining room with door and glass side panels to the rear, into the garden and door providing access into the open plan kitchen/dining/family room.

Open Plan Kitchen/Dining/Family Room

A fantastic open plan room, which offers flexibility for use. The breakfasting kitchen has storage units at base and wall levels, worktops, 1 1/2 bowl stainless steel sink and drainer and breakfast bar with seating for four, with additional storage units. Fitted appliances include an extractor fan and dishwasher, with space for a hob/oven and fridge freezer. There is a window to the rear, door into the utility room and French doors into the garden room. The dining/family area has ample space for a large dining table and door into the formal dining room.

Garden Room

The garden room has a door to the side providing access to the garden with windows to the front and sides.

Utility Room

The utility room has further storage units, worktops and a stainless steel sink and drainer. There is space and plumbing for a washing machine and tumble dryer, a window and door to the side.

W.C Room

The w.c room comprises; pedestal wash hand basin and wc.

Staircase & Landing

An impressive staircase provides access to the upper level. The landing has doors to 4 bedrooms and family bathroom. There is a hatch to the attic space and Velux window.

Master Bedroom

A large master bedroom with built in wardrobes with sliding mirrored doors, window to the front and door into the en suite shower room.

En Suite Shower Room

The en suite comprises; built in w.c and wash hand basin with storage, walk in shower and chrome towel radiator. There is a window to the front.

Bedroom 2

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

Bedroom 3

A double bedroom with window to the rear and door to storage cupboard.

Bedroom 4

A further bedroom with window to the front and door to storage cupboard.

Family Bathroom

The family bathroom comprises; w.c , pedestal wash hand basin, bath with shower over and towel radiator. There is a window to the rear and door to storage cupboard.

Gardens

The property benefits from an enclosed large south west facing gardens to the rear. Predominantly laid to lawn there are an abundance of mature plants, flowers and trees, with raised vegetable planters and various paved patio areas. The garden to the front is laid to lawn.

Double Garage

The double garage has 2 electric doors to the front, power and light. There is an additional door to the side into the rear garden.

Driveway

There is a large driveway to the front.

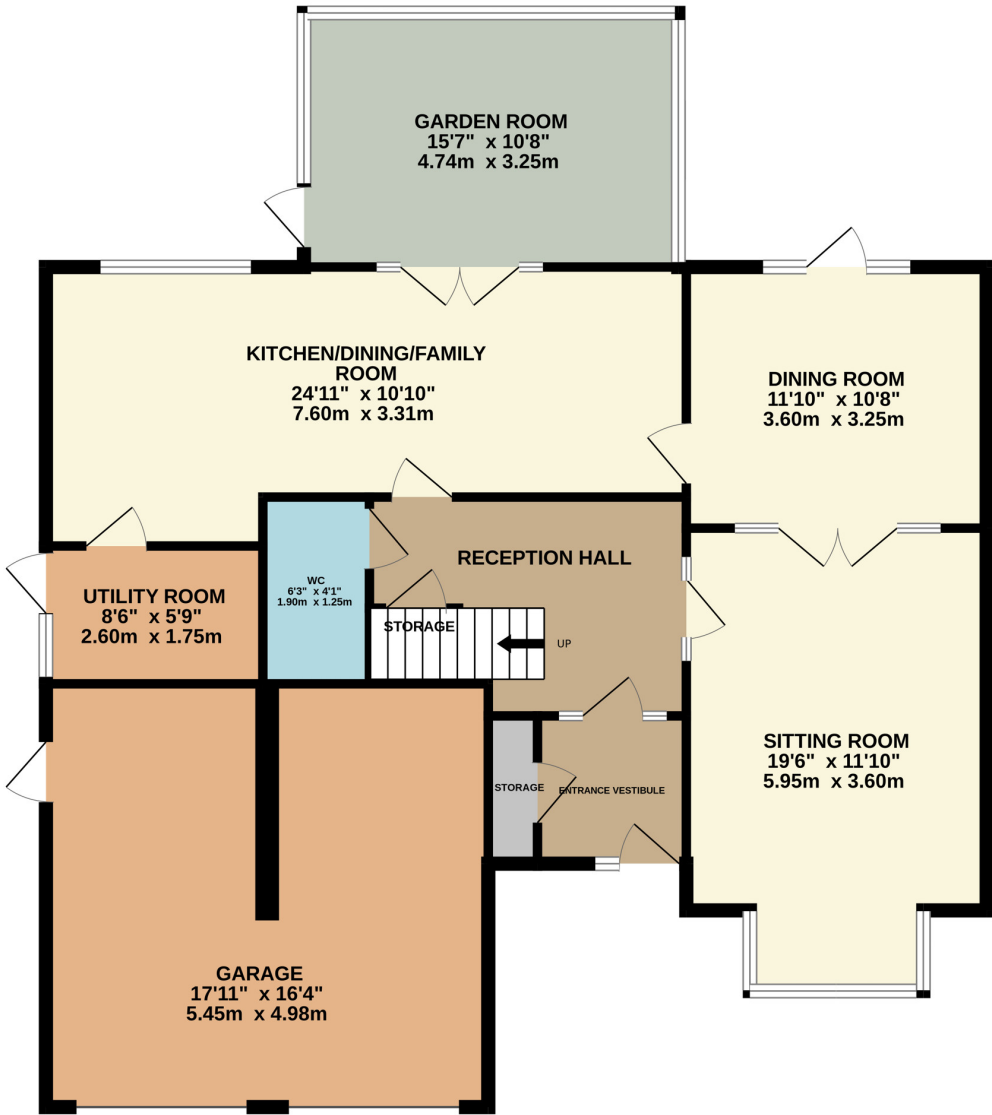
Heating

Gas central heating

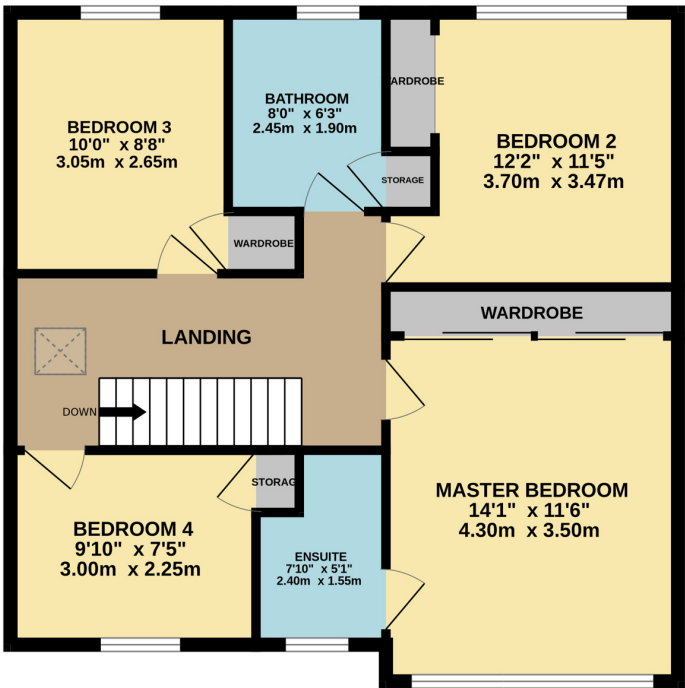
Solar Panels

Please see Home Report

GROUND FLOOR



1ST FLOOR



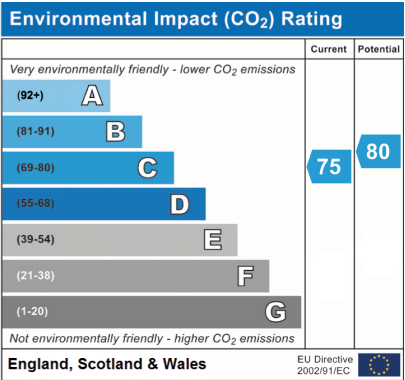
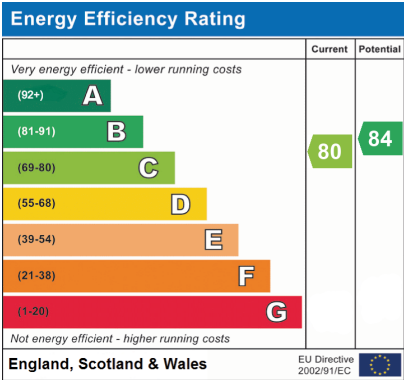
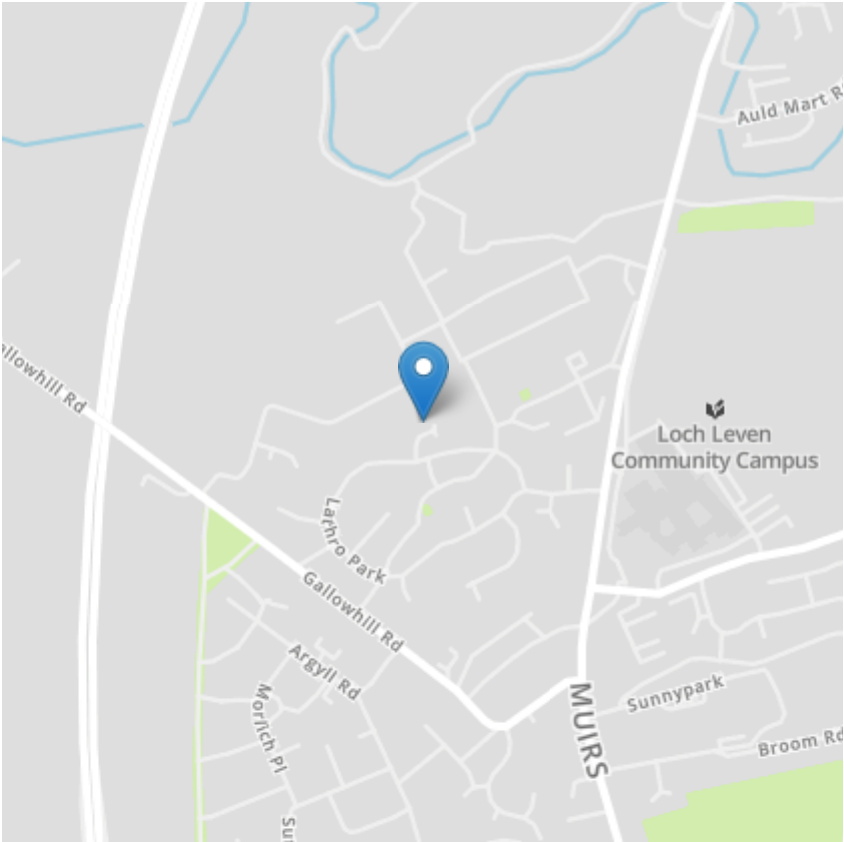
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.

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