

127 Lathro Park, Kinross



Law Location Life

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Spacious 4-Bedroom Detached Family Home situated in highly sought-after residential location in the heart of Kinross, close to schools and local amenities.

Set on a generous corner plot, within a quiet cul-de-sac, this impressive home offers flexible and spacious accommodation, ideal for modern family living.

The accommodation comprises; Reception Hallway, Open Plan Sitting Room/Dining Room, Conservatory, Kitchen, Utility Room, Bedroom 4/Family Room, Upper Landing, Master Bedroom (En Suite Shower Room), 2 further Double Bedrooms and Shower Room.

Additionally there are landscaped West facing gardens to the front and rear, extended detached double garage with gym and store rooms and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the side into the reception hallway. There is laminate flooring, doors to the open plan sitting/dining room, bedroom 4/family room, wc room, under stair storage cupboard, staircase to the upper level with window to the side.

Open Plan Sitting Room/Dining Room

A large open plan sitting room and dining room. The sitting room has carpeted flooring, bay window to the front and fireplace with gas coal effect fire. The dining room has laminate flooring, ample space for a dining table, window to the rear, French doors into the conservatory and open access into the kitchen.

Kitchen

The kitchen has storage units at base and wall levels, worktops, 1 1/2 stainless steel sink and drainer and laminate flooring. Fitted appliances include oven, microwave, electric hob, extractor fan and fridge/freezer. There is a window to the rear and door to the utility room.

Utility Room

The utility room has laminate flooring, storage units, worktops, stainless steel sink and drainer and door to the rear into the garden.

Conservatory.

The conservatory has door to the rear into the garden, windows to the side and front and laminate flooring.

Bedroom 4/Family Room

Currently utilised as a further reception room, this room could be used as a downstairs 4th bedroom.
There is laminate flooring and window to the front.

WC Room

The wc room is part tiled and comprises; wc, decorative sink bowl with storage, laminate flooring and window to the side.

Upper Level Landing

The upper level landing is carpeted with doors to 3 bedrooms, shower room, storage cupboard and hatch to the attic space.

Master Bedroom

The master bedroom is carpeted with fitted triple wardrobes with sliding mirrored doors, window to the front and door to the en suite shower room.

En Suite Shower Room

The en suite shower room comprises; built in wc and wash hand basin with storage, corner shower with 'Miro Go' shower, towel radiator, vinyl flooring and Velux window to the side

Bedroom 2

Double bedroom with carpeted flooring and window to the rear.

Bedroom 3

Bedroom 3 is a double bedroom with window to the rear and carpeted flooring.

Shower Room

The shower room is part tiled and comprises; built in wc and wash hand basin with storage, corner shower, towel radiator, vinyl flooring and Velux window to the side.

Gardens

The West facing enclosed rear garden is landscaped, with lawn section, patio areas and timber shed. The front garden is predominately laid to lawn.

Double Garage & Gym

The extended detached double garage has 2 up and over doors to the front. One garage has been converted into a gym, but could easily be reinstalled as a garage. There is power, light and 2 storage areas to the rear.

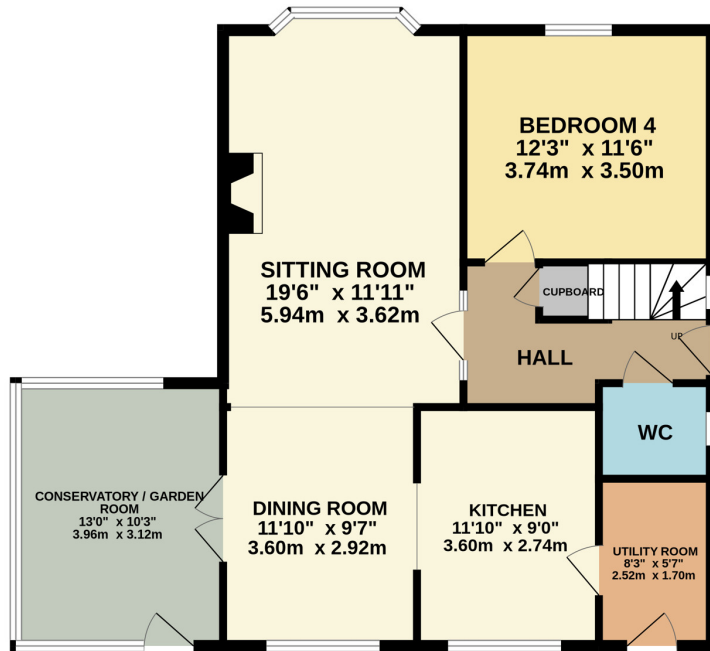
Driveway

The mono block driveway to the front can accommodate 3/4 vehicles.

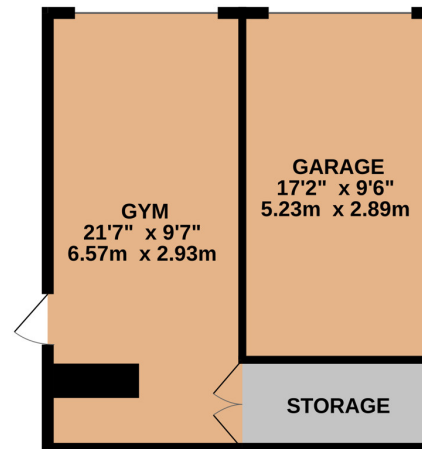
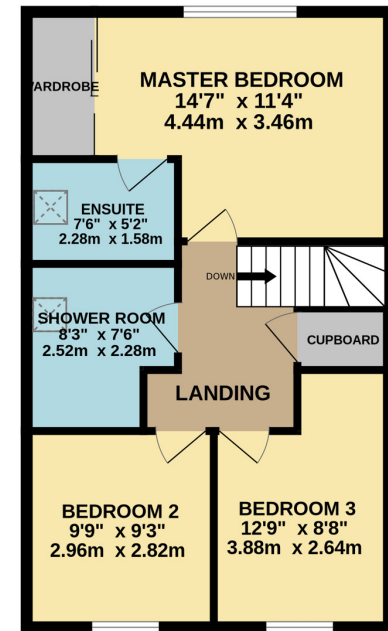
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

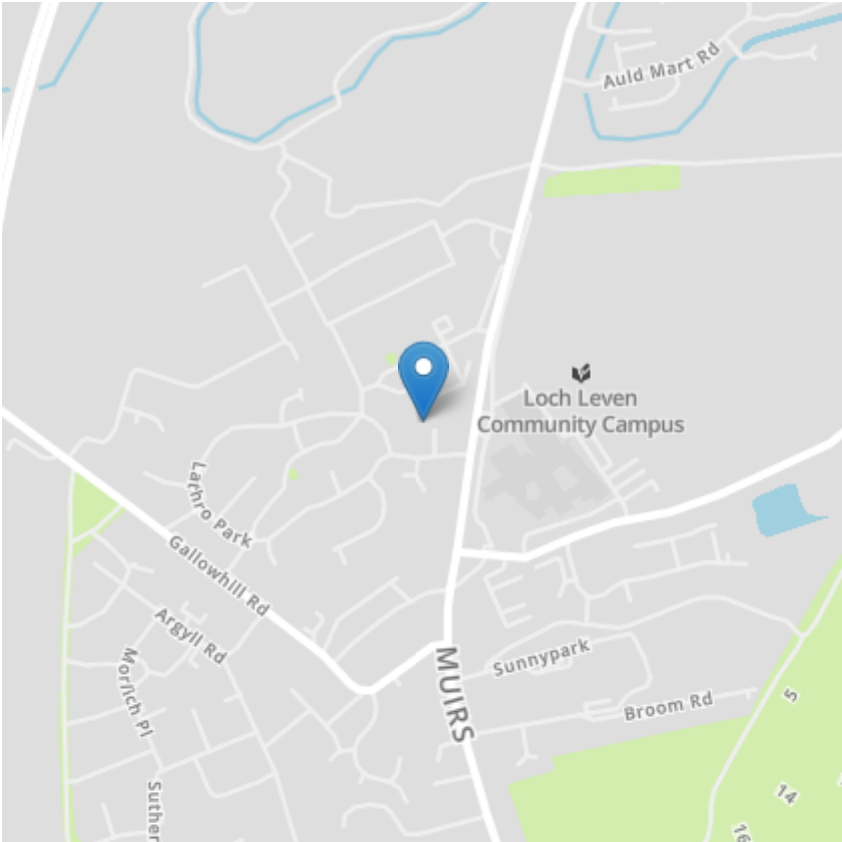






LATHRO PARK, KINROSS - A BETTER PLACE TO LIVE

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

