

95 Dalwhamie Street, Kinross



Law Location Life

95 | Dalwhamie Street | Kinross

Offered in pristine condition, this superb Detached Villa is situated on a good sized end plot and is centrally located for schools and all local amenities in Kinross.

Built by Persimmon Homes in 2019 'The Leith' is a spacious family home and comprises; Reception Hallway, Sitting Room, Dining Kitchen, Utility Room, W.C Room, 4 Bedrooms (Master En Suite) and Family Bathroom.

Externally the property further benefits from a fully enclosed West facing rear garden, integral garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is a door to the sitting room and staircase to the upper level.

Sitting Room

A bright and spacious reception room with window to the front and door to the rear into the dining kitchen.

Dining Kitchen

An impressive large dining kitchen with contemporary storage units at base and wall levels, stainless steel 1 1/2 bowl sink and drainer and worktops. Fitted appliances include 'Electrolux' dishwasher, oven, gas hob, extractor fan and fridge freezer. There is a window to the rear, French doors into the garden and doors to under stair storage cupboard and utility room.

Utility Room

The utility room has space and plumbing for a washing machine and tumble dryer, stainless steel sink and drainer, worktop and storage cupboards. There is a door to the rear and door into the wc room.

WC Room

The wc room comprises; pedestal wash hand basin and wc. There is a window to the side.

Upper Level

The upper level landing has access to 4 bedrooms, family bathroom and hatch to the attic space.

Master Bedroom

A master bedroom with fitted wardrobe 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; shower, pedestal wash hand basin, wc and chrome towel radiator. There is a window to the side.

Bedroom 2

A double bedroom with window to the rear.

Bedroom 3

A double bedroom with window to the rear,

Bedroom 4

A double bedroom with window to the front and fitted storage cupboard.

Family Bathroom

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

Garden

The property has gardens to the front and rear. The rear garden is West facing, fully enclosed and is mainly laid to lawn with a patio area. The front garden is partially fenced and has artificial grass.

Garage & Driveway

The integral single garage has power, light and up and over door. There is a mono block driveway to the front which can accommodate 2 vehicles.

Heating

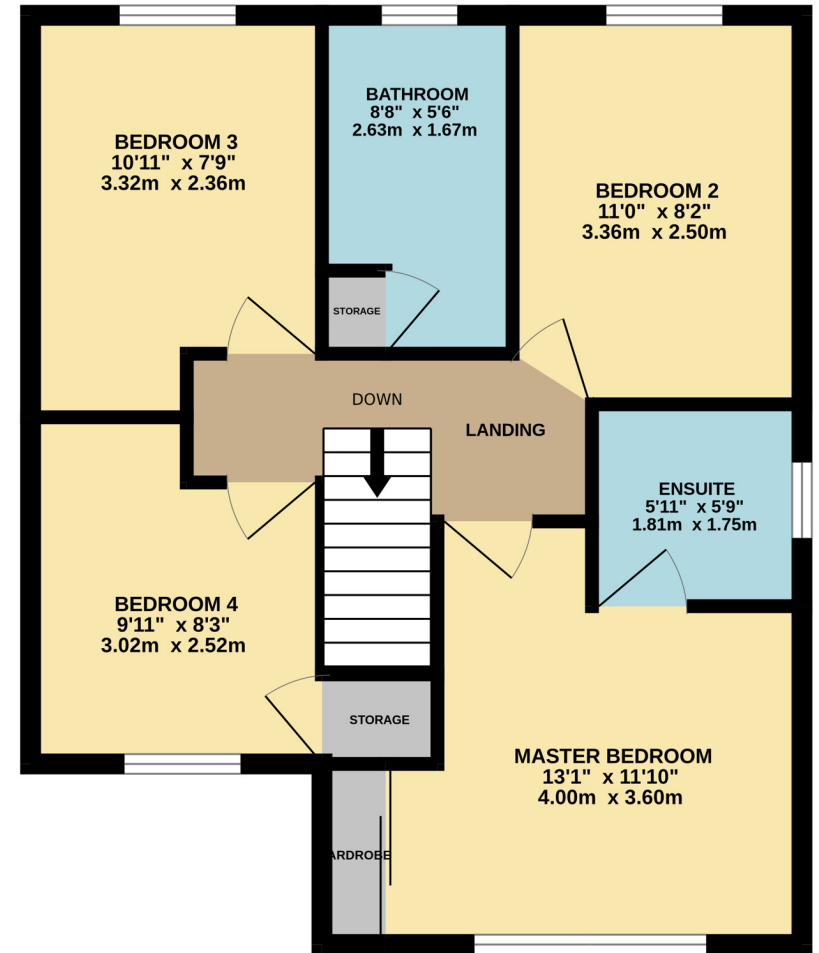
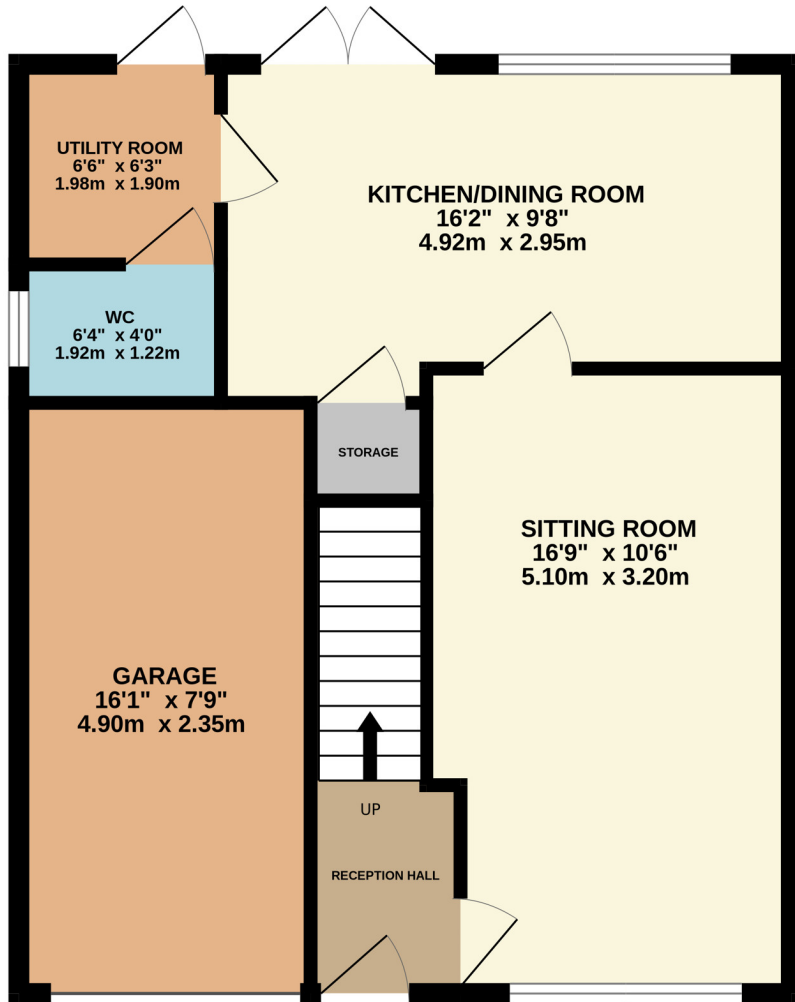
Gas central heating.

Extras

Wardrobes in bedrooms 2, 3 and 4. Wall mounted TV's in bedrooms 3 & 4. All curtains and blinds.

GROUND FLOOR

1ST FLOOR

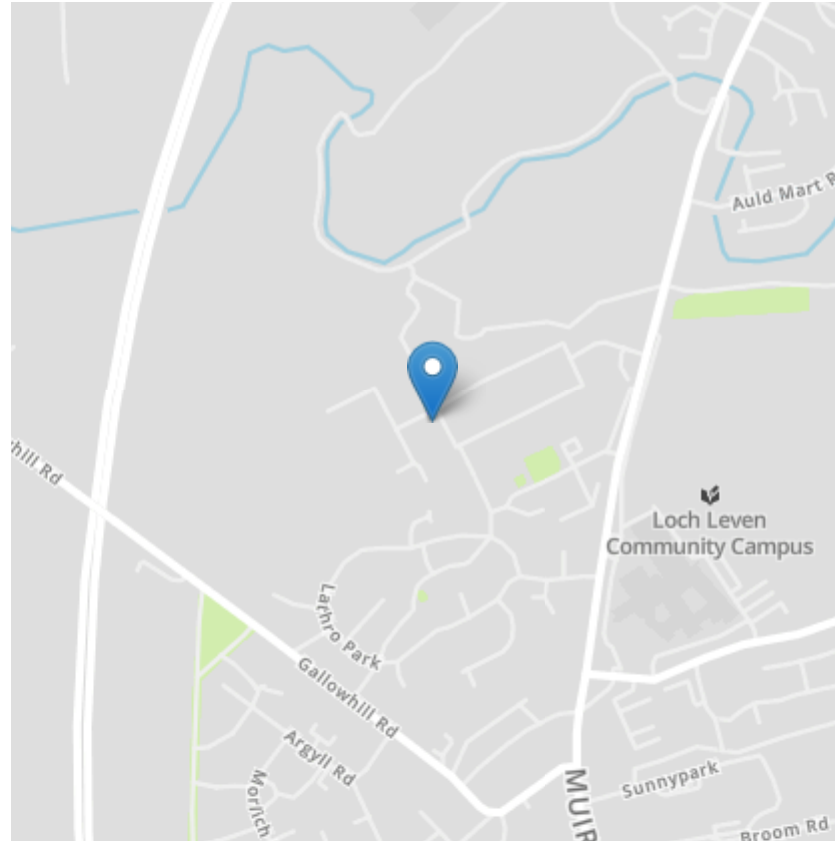






DALWHAMIE STREET, KINROSS - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the 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. Add to the mix a wide range of 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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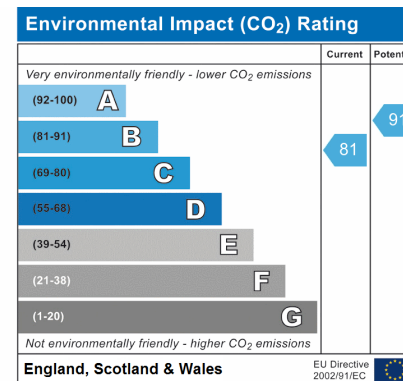
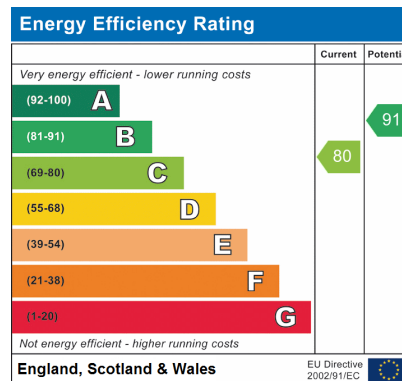
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Notes of Interest and Offers

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

