

62 Lathro Park, Kinross



Andersons

Law Location Life

62 Lathro Park | Kinross

A well-appointed Detached Bungalow, situated on a generous plot, in a highly sought after residential location.

The property would benefit from some cosmetic upgrading but offers spacious accommodation comprising;

Entrance Vestibule, Hallway, Open Plan Sitting/Dining Room, Kitchen, Master Bedroom with en Suite Shower Room and 2 further bedrooms and Family Bathroom.

Externally the property has gardens to the front and rear, detached single garage, large driveway and further benefits from gas central heating and solar panels.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is gained to the front into the reception vestibule. A glaze panelled door gives access into the hallway.

Hallway

The hallway has doors providing access to the open plan sitting/dining room, kitchen, 3 bedrooms, bathroom and storage cupboard. There is also a hatch to the attic space.

Open Plan Sitting/Dining Room

A large open plan sitting/dining room with large window to the front and further window to the side. There is a fireplace with gas fire and door providing access into the kitchen.

Kitchen

A fitted kitchen with storage units at base and wall levels, ample worktop surfaces, splash back tiling and sink and drainer. There is a fitted gas hob with extractor over, oven and spaces and plumbing for other appliances. There is a window and door to the rear, into the rear garden. A further door to the side, provides access into the hallway.

Master Bedroom

The master bedroom has fitted triple wardrobes with mirrored doors, a door to the en-suite shower room and a window looking onto the enclosed rear garden.

En-Suite Shower Room

The en suite shower room comprises; pedestal wash hand basin, wc and shower cabinet.

Bedroom 2

A double bedroom with a window to the side and fitted wardrobe with mirrored doors.

Bedroom 3

The third bedroom has a window to the front.

Family Bathroom

A family bathroom which has a fitted suite comprising; built-in wash hand basin and wc with storage, bath and tiled surrounds. There is a window to the rear.

Garage

A detached single garage.

Gardens and Parking

The property is set on a generous plot with gardens to front and rear. The rear garden has an area for a vegetable patch, areas for flowers and shrubs and paved patio. There is also a small greenhouse and a drying area. The garden to the front is laid to lawn.

Garage & Driveway

A detached single garage with power and light. There is an up and over door to the front and door to the side into the garden. The large driveway could easily accommodate 4 vehicles.

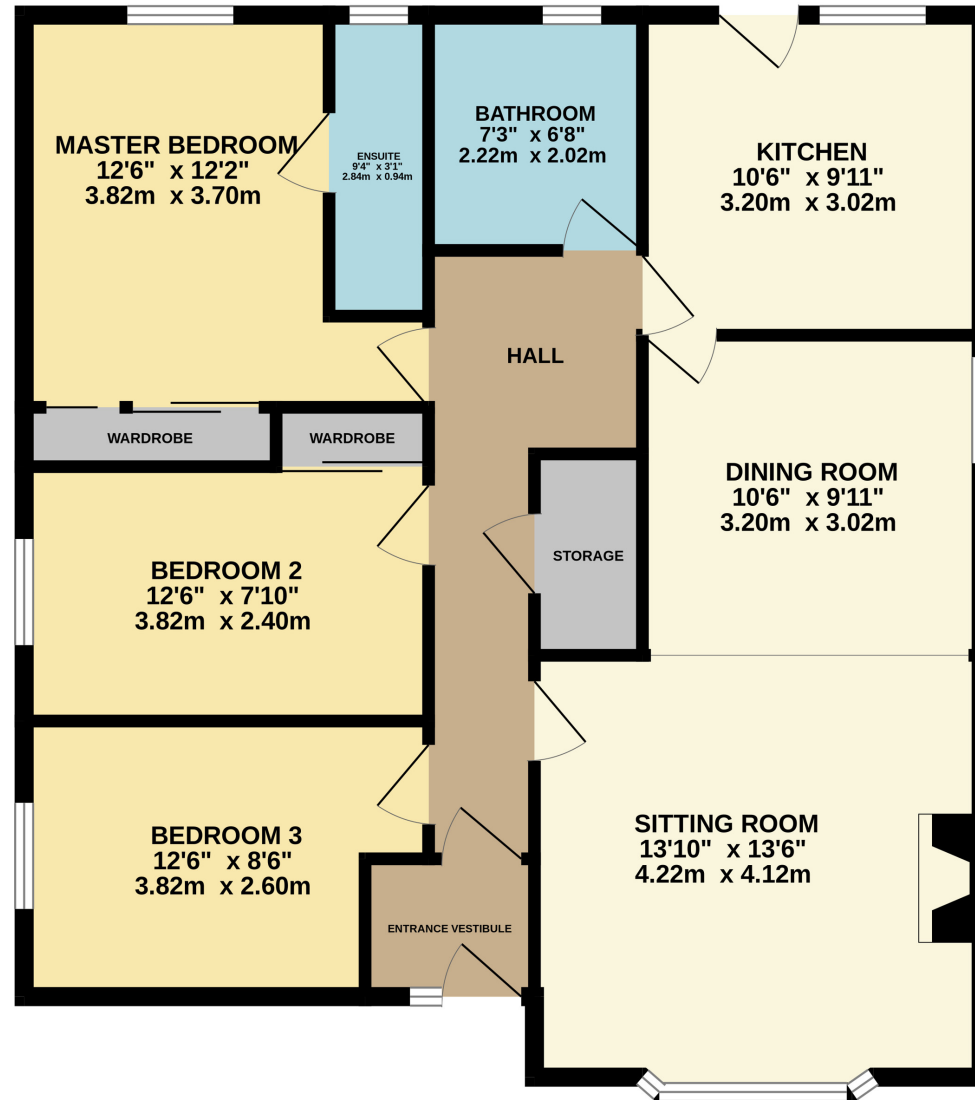
Heating

The property benefits from gas central heating with radiators throughout the property.

Solar Panels

There are six photovoltaic solar panels on the roof slopes and a solar water heating panel.

GROUND FLOOR

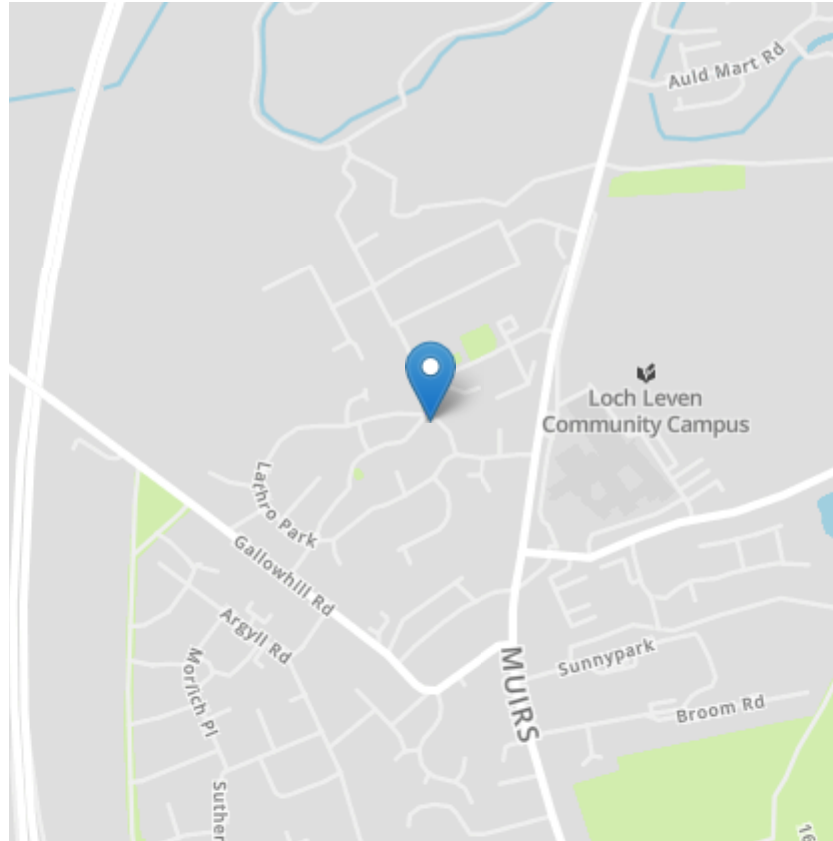






62 LATHRO PARK, KINROSS - A BETTER PLACE TO LIVE

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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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.



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			
England, Scotland & Wales		83	86
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			
England, Scotland & Wales		80	85
EU Directive 2002/91/EC			

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

