

2 Devonvale Place, Kinross



Law Location Life

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An Outstandingly Appointed Detached Bungalow built by GS Brown Construction in 2012, situated in a highly desirable residential location, within walking distance of all local amenities. The property was one of the most popular, and largest, bungalow choices and offers spacious accommodation, in walk in condition.

The accommodation comprises; Reception Hallway, Sitting Room, Kitchen with adjacent Family/Dining Section, Utility Room, Master Bedroom (En-Suite Shower Room), 2 further Double Bedrooms and Family Bathroom.

Additional features include an integral garage, driveway, attractive gardens and gas central heating.

Viewing will be required to appreciate the standard of accommodation on offer and can be arranged, strictly by appointment, with the selling agent.





Accommodation

Reception Hallway

Entry is from the front into the spacious reception hallway. There is carpeted flooring and doors providing access to the sitting room, kitchen/dining/family room, 3 bedrooms and family bathroom. Additionally, there are three fitted storage cupboards and the hatch to the loft space.

Sitting Room

A well-proportioned main reception room with carpeted flooring and windows to the front.

Kitchen with adjacent Family/Dining Section

This is very much one of the feature rooms of the property. The fitted kitchen has attractive storage units at base and wall levels, complimentary worktops, splash back tiling and comes with integrated appliances including 'Neff' electric hob, fitted oven and extractor fan, dishwasher and fridge/freezer. Additionally, there is a 1 1/2 stainless steel sink and drainer, two vertical radiators, tiled flooring and two windows to the rear. Adjacent to the kitchen is a family/dining section which has bifold doors providing direct access to the private rear garden. and a door into the utility room.

Utility Room

The utility room has fitted storage units at wall and base levels, complimentary worktops, stainless steel sink and drainer and has space and plumbing for a washing machine and tumble dryer. There is tiled flooring, a window to the rear and doors into the rear garden and also into the integral garage.

Master Bedroom

The master bedroom has carpeted flooring, double fitted wardrobes and a door to the en-suite shower room. This well-proportioned room has two windows to the rear.

En-Suite Shower Room

A modern en-suite with w.c, wall hung wash hand basin with storage, shower cabinet and chrome towel radiator. There is a window to the side and tiled flooring.

Bedroom 2

A double bedroom with windows to the front, fitted wardrobe and carpeted flooring.

Bedroom 3

A further double bedroom with window to the front, and carpeted flooring.

Family Bathroom

The modern family bathroom has w.c, wall hung wash hand basin with storage, bath and shower. There is a chrome towel radiator, tiled flooring and window to the side.

Gardens

The property is set on a generous plot. The rear garden is fully enclosed and being South-East facing enjoy the best of any sunshine, it has patio areas, lawn area, timber shed and an array of plants, flowers, shrubs and trees. The front gardens are predominantly laid to lawn with flower borders.

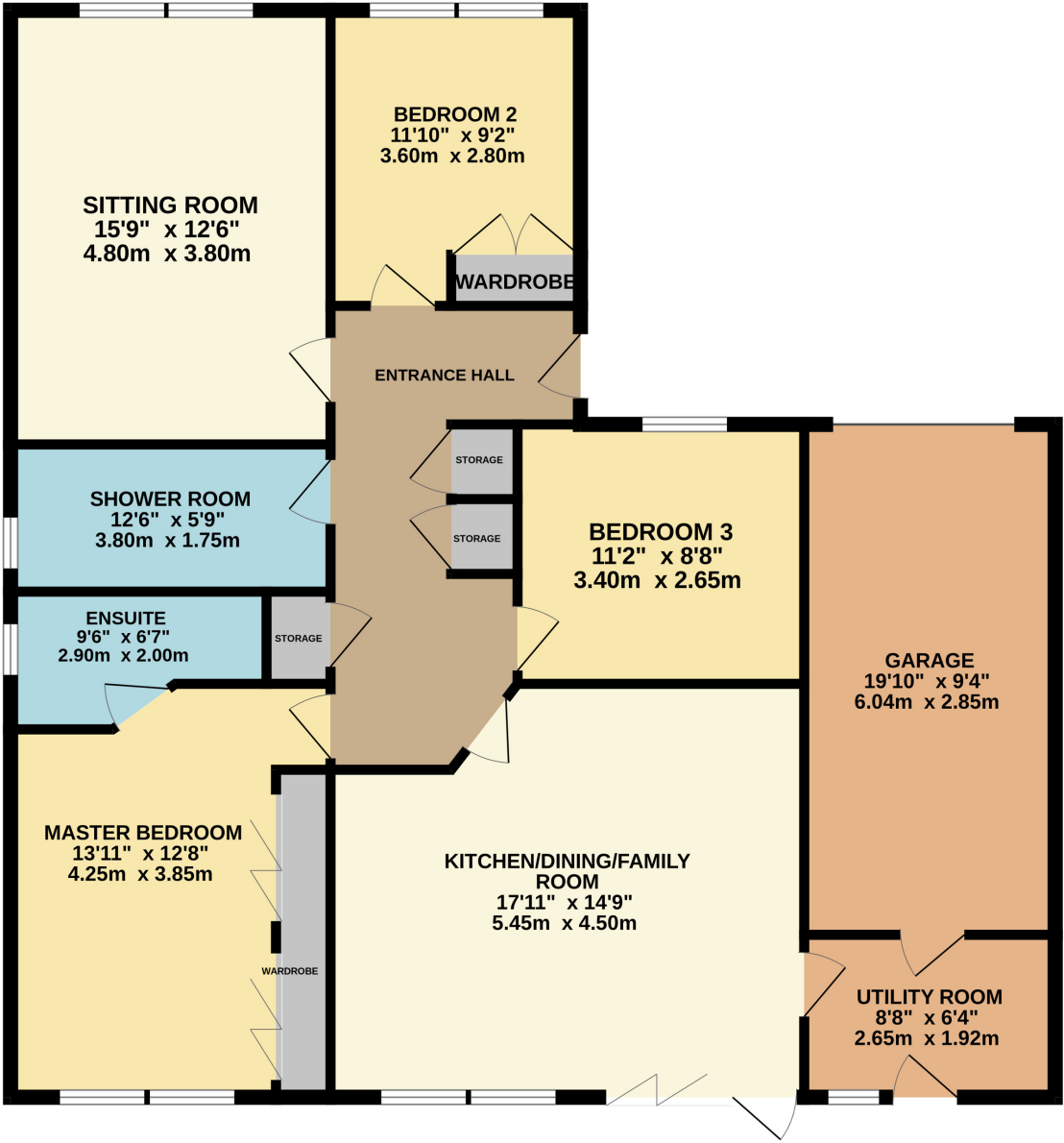
Garage & Driveway

The property has an integral garage with additional mono block driveway parking to the front. The garage has a door into the utility room and has power and light.

Heating

Gas central heating system.

GROUND FLOOR



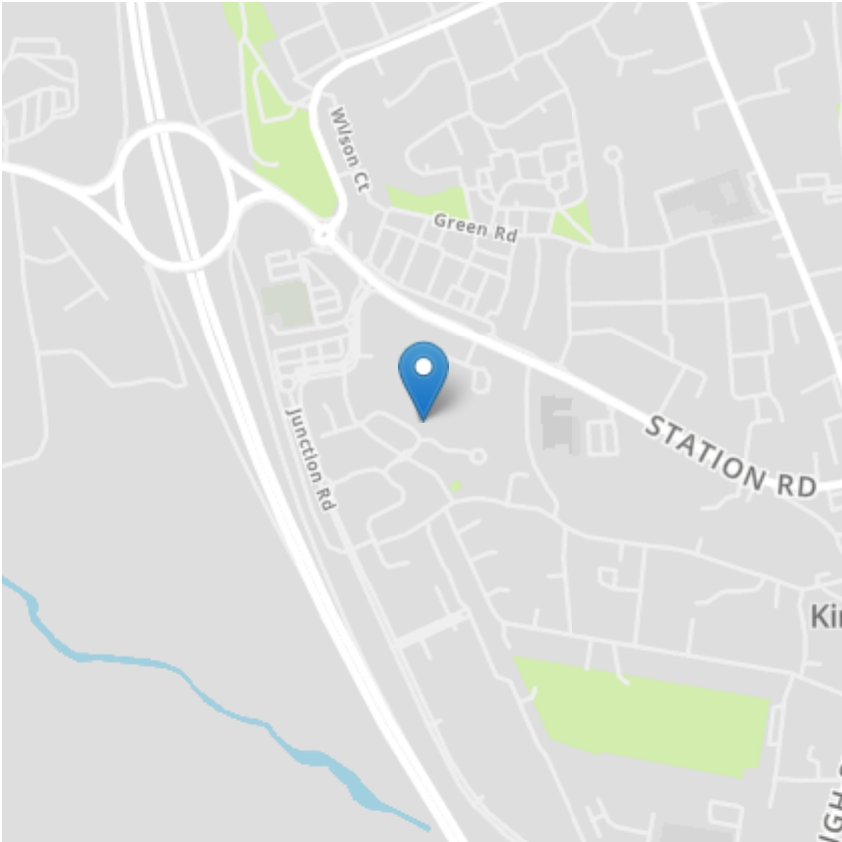
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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

