

3 Gordon Place, Kinross



Law Location Life

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Set within a popular and well-established residential area, this Outstanding Extended Semi-Detached Villa offers beautifully presented, generously proportioned accommodation perfectly suited to modern family living.

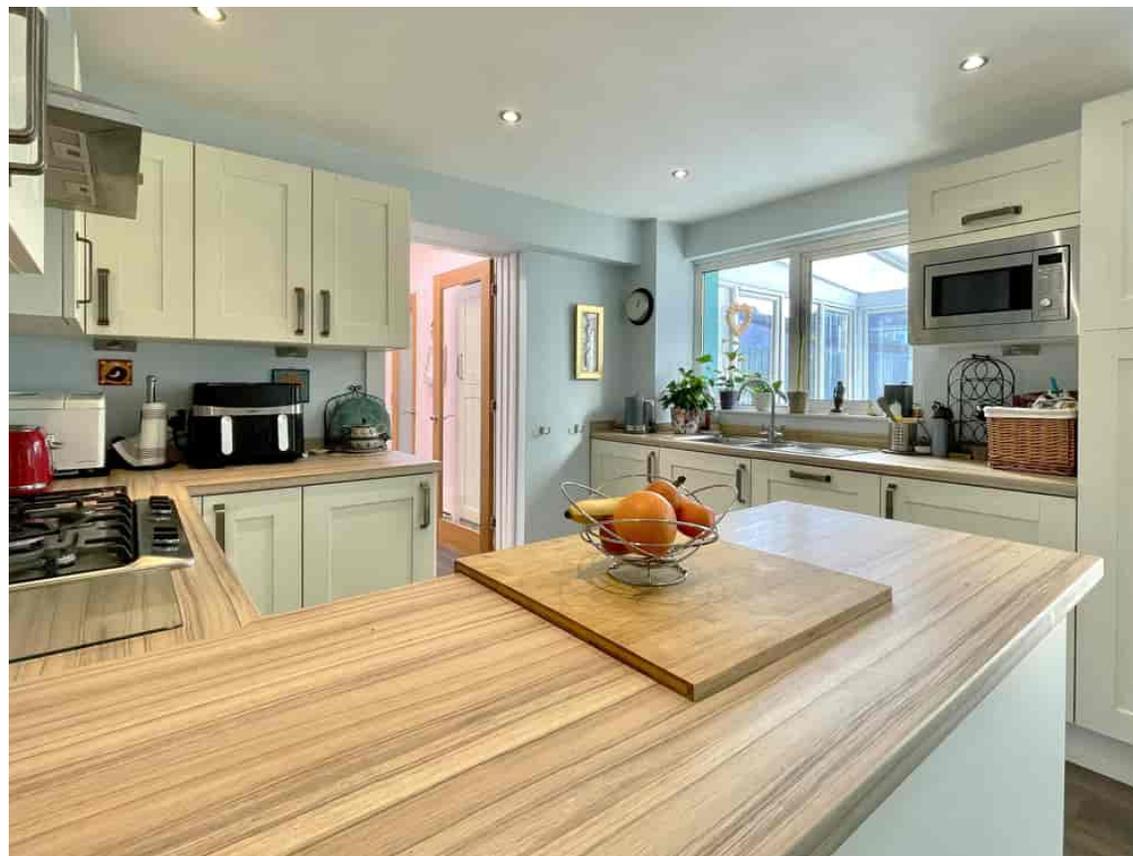
Ideally positioned close to local amenities and reputable schools, the property combines quality, space and flexibility with an enviable setting.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hallway leading to a bright and elegant sitting room, ideal for relaxing or entertaining. To the rear, the impressive open plan kitchen/dining room forms the true heart of the home, offering an excellent space for family life and social gatherings, with direct access to a charming conservatory overlooking the garden. A separate utility room provides practical everyday convenience, while a contemporary shower room and versatile fourth bedroom/family room complete the ground floor — perfect for guests, home working or multi-generational living.

Upstairs, there are a further three good sized bedrooms, family bathroom and access to the attic space.

Externally, the property boasts an attractive enclosed West-facing rear garden, ideal for enjoying afternoon and evening sun. To the front, a substantial mono-block driveway provides off-street parking for up to three vehicles.

Early viewing is highly recommended to fully appreciate the quality, space and desirable location this exceptional home has to offer.





Accommodation

Reception Hallway

Entry is via the front into the reception hallway. There is a large storage cupboard, staircase to the upper level and doors providing access to the sitting room and bedroom 4/family room.

Sitting Room

A good sized reception room with window to the front, fireplace with gas fire and feature archway providing access into the open plan kitchen/dining room.

Open Plan Kitchen/Dining Room

The heart of this home is the open plan kitchen/dining room. The kitchen has storage units at base and wall levels, worktops and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include double oven, gas hob, extractor fan and dishwasher. There is a window to the rear and door into the utility room. The dining area has ample space for a dining table and patio doors to the rear into the conservatory.

Conservatory

A large conservatory with windows to the front and side and patio doors into the rear garden.

Utility Room

The utility room has further storage cupboards, cupboard housing the boiler, spaces and plumbing for appliances, Velux window and door providing access into the shower room.

Shower Room

The shower room is tiled and comprises; shower, wall hung wash hand basin, wc, chrome towel radiator and window to the side.

Bedroom 4/Family Room

A versatile room with window to the front, which could be utilised as a 4th bedroom or further reception room.

Upper Level Landing

The upper level landing has a window to the side, doors to 3 bedrooms, family bathroom, storage cupboard and access to the attic space.

Master Bedroom

A double bedroom with window to the front and fitted wardrobe.

Bedroom 2

A good sized second bedroom with window to the rear and fitted wardrobe.

Bedroom 3

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

Family Bathroom

The family bathroom is tiled and comprises; bath, wc, pedestal wash hand basin, chrome towel radiator and window to the rear.

Garden

The enclosed West facing rear garden has patio area, flower borders, large lawn and storage shed.

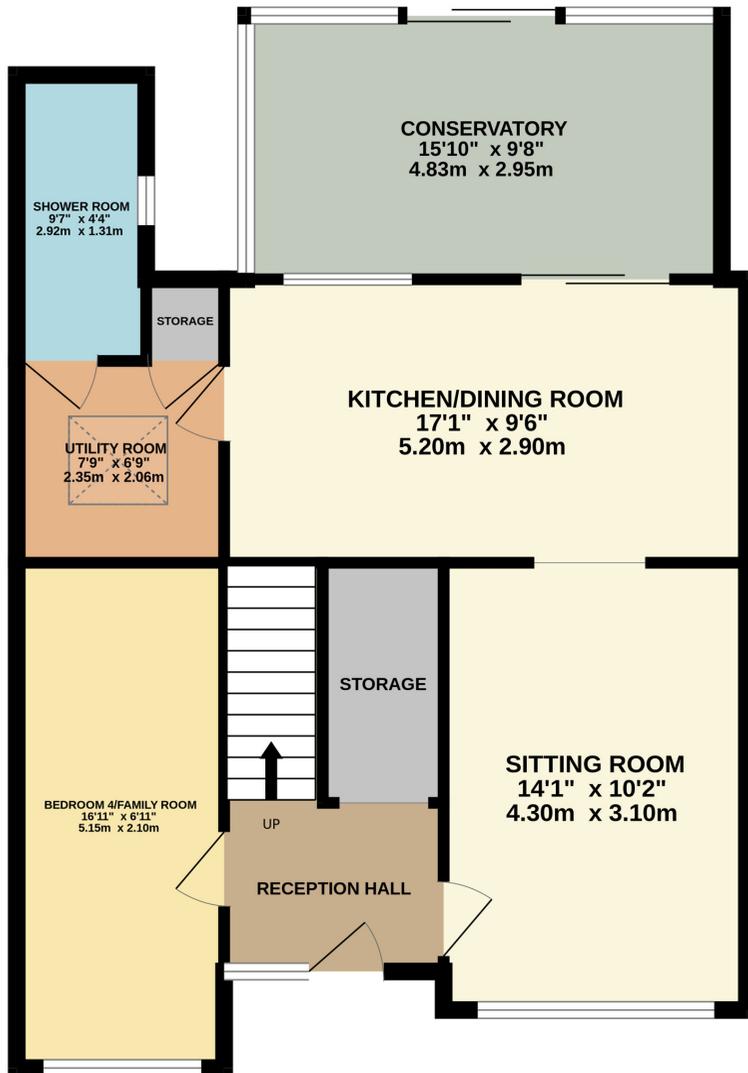
Driveway

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

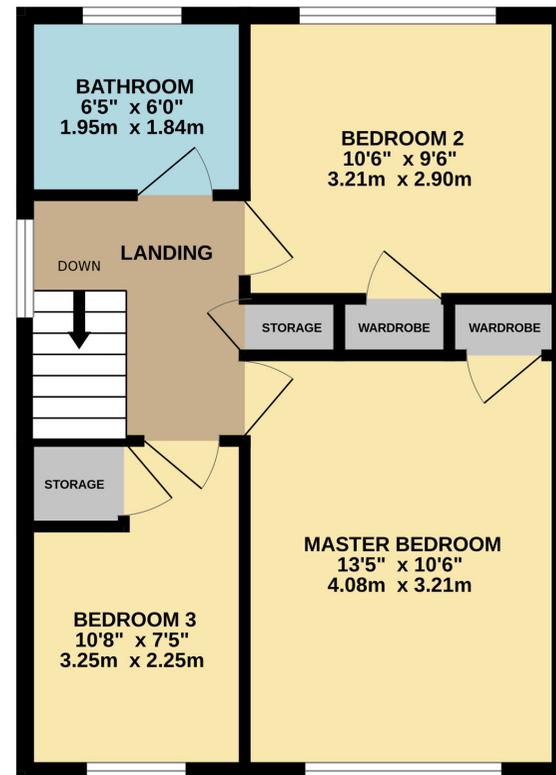
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

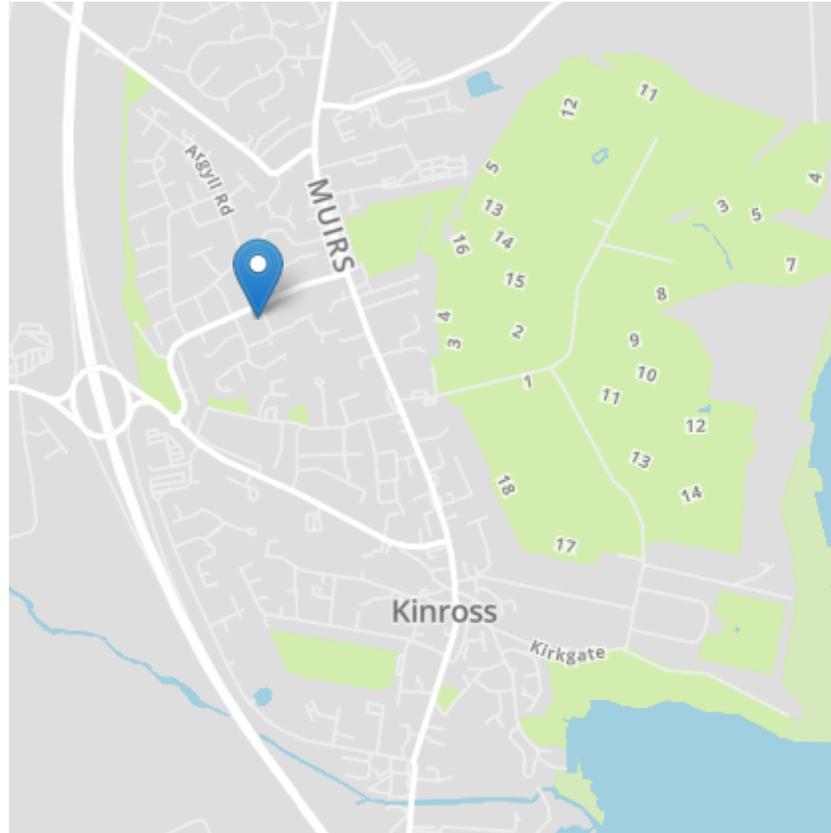






GORDON PLACE, KINROSS - A BETTER PLACE TO LIVE

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.



| 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 | | | |
| | | 73 | 77 |
| England, Scotland & Wales | | 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 | | | |
| | | 72 | 73 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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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

