

8 Lomond Place, Kinross



Law Location Life

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A Beautifully presented Extended Detached Villa set on a large corner plot, in a highly sought after residential area, offering flexible and spacious family accommodation. Rarely available, the property is situated in a central location, close to local amenities and within a short walking distance of Kinross Primary & High Schools.

The accommodation comprises; Reception Hallway, Sitting Room, Dining Room, Garden Room, Kitchen, Family Room/Bedroom 4, Shower Room, 3 further Bedrooms and Family Bathroom.

Other features include attractive Gardens to the front, side and rear and large driveway.

Early viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

The property is accessed from the front into a good sized reception hallway. There are doors to the sitting room, family room/bedroom 4 , shower room and storage cupboard, a window to the front and staircase to the upper level.

Sitting Room

A lovely bright reception room with large window to the front. The sitting room has open access into the dining room.

Dining Room

The dining room has ample space for dining furniture and provides access into the kitchen and via French doors into the garden room.

Garden Room

Overlooking the rear south facing garden, the garden room has windows to the front and side, with triangular windows above, Velux window and French doors to the side into the garden.

Kitchen

The kitchen has attractive storage units at base and wall levels, worktops and stainless steel sink and drainer. Fitted appliances include oven, microwave, gas hob and extractor fan. There are plumbing and spaces for appliances and a window to the side and rear. A rear door also provides access into the garden.

Family Room/Bedroom 4

A fantastic addition to the property, this versatile room could be utilised as a further reception room or a bedroom. There are windows to the rear and French doors into the garden.

Shower Room

The modern, fully tiled shower room comprises; built in w.c and wash hand basin, shower cubicle and chrome towel radiator. There is a window to the front and storage cupboard.

Upper Level

The upper landing has a window to the side, hatch to the attic space and access to 3 bedrooms and family bathroom.

Master Bedroom

The master bedroom has a fitted storage cupboard, fitted wardrobes with sliding doors and window to the front.

Bedroom 2

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

Bedroom 3

The third bedroom has a fitted storage cupboard and window to the front.

Family Bathroom

The family bathroom comprises; w.c, pedestal wash hand basin and bath with electric shower over. There is a window to the rear.

Gardens

The garden to the rear is south facing with lawn and patio sections. There are two external power points and a timber shed. The front garden is predominantly laid to lawn with plants and flowers.

Driveway

Accessed from the side, the driveway to the rear of the property provides parking for 3/4 vehicles. There is ample space for a garage (Subject to planning).

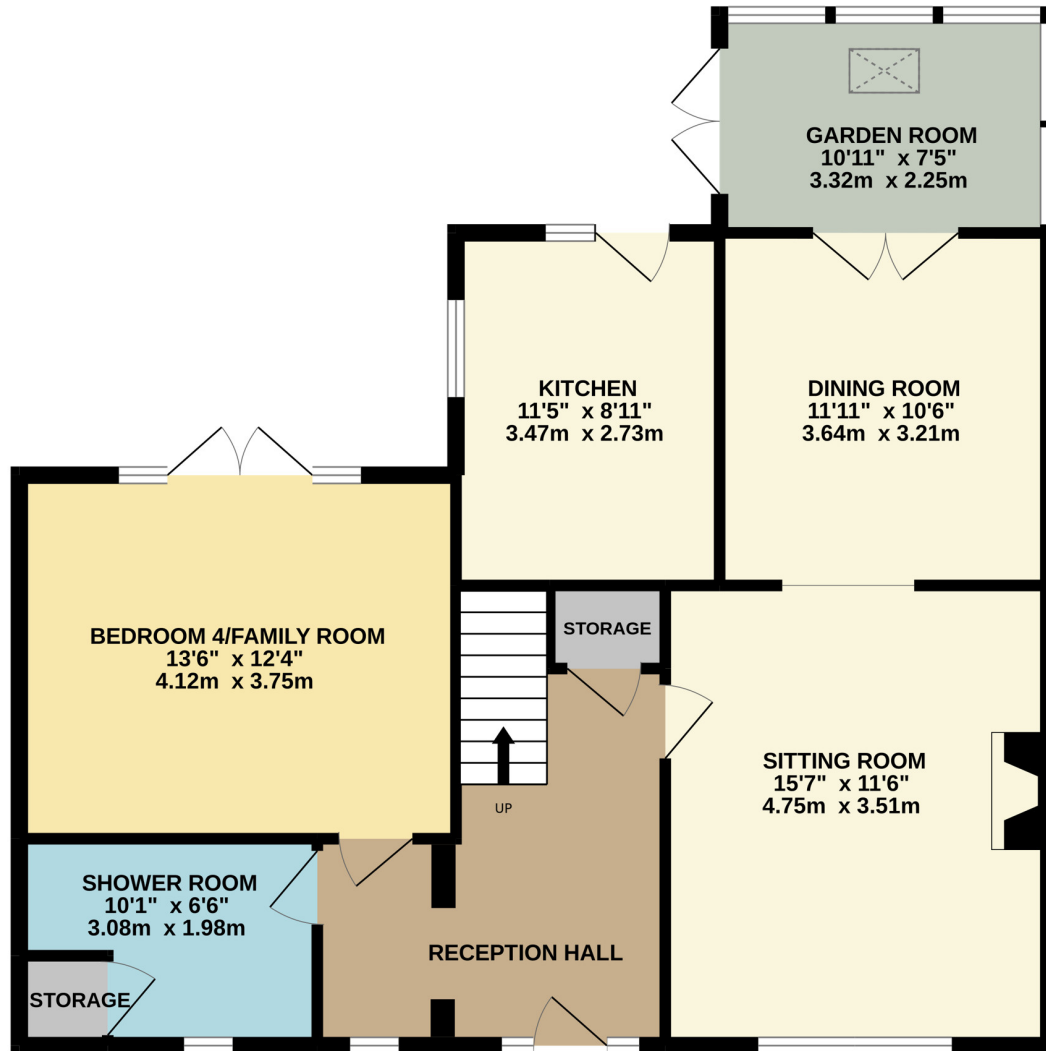
Heating

The property has gas central heating.

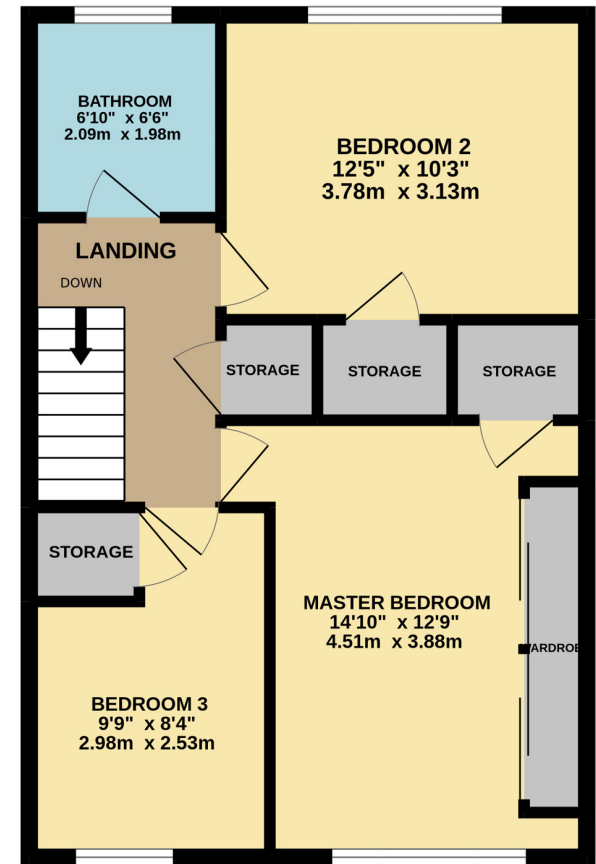
Alarm

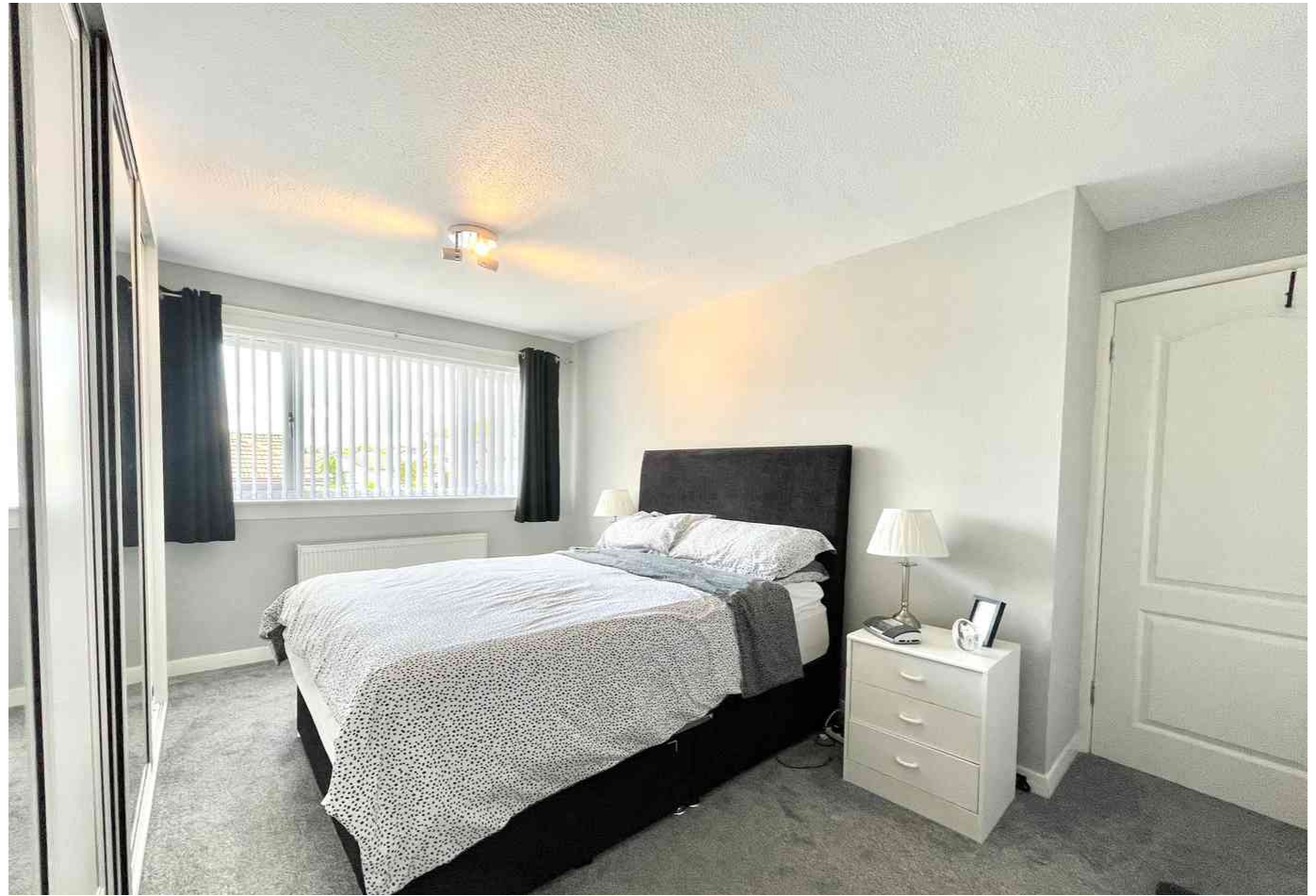
The property has a security alarm system.

GROUND FLOOR



1ST FLOOR

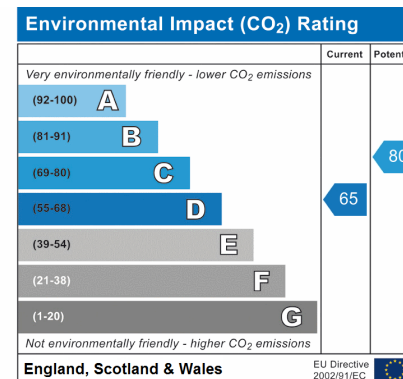
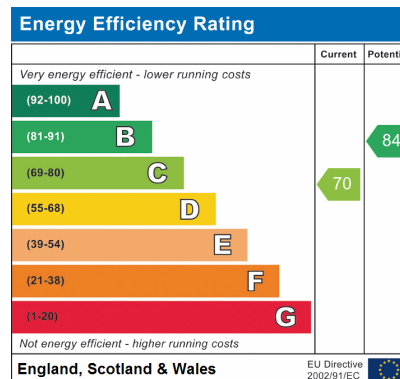
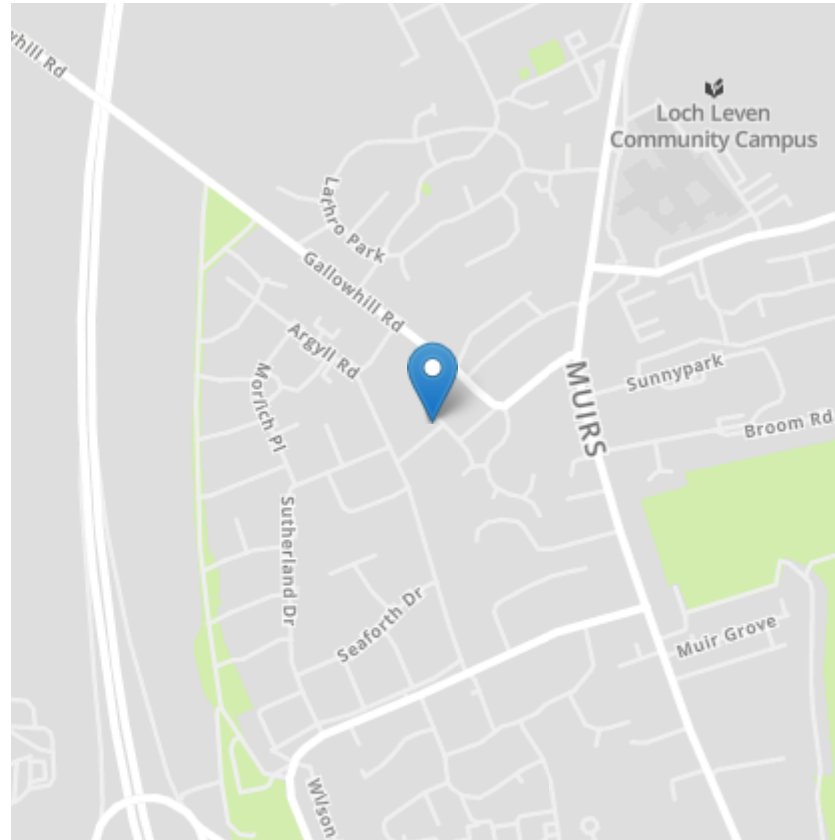






LOMOND PLACE, KINROSS - A BETTER PLACE TO LIVE

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.

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

