

# 1 Broom Road, Kinross



Law Location Life

# 1 | Broom Road | Kinross

Outstanding Detached Bungalow, presented in pristine condition and situated in a highly sought after residential location in the heart of Kinross, close to all local amenities. Rarely available, the property is set in South facing gardens, boasts generous room sizes and could easily be converted to a 3 bedroom property if required (subject to planning consents).

The accommodation currently comprises; Entrance Vestibule, Hallway, Open Plan Sitting/Dining Room, Kitchen with adjacent Dining Area, Conservatory, 2 Double Bedrooms and Bathroom.

Additionally there are attractive South facing gardens to the front and rear, garage, mono block driveway and gas central heating.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the entrance vestibule. There is carpeted flooring and door with glass side panels providing access into the hallway.

### Hallway

A large carpeted hallway with doors providing access to the sitting room, dining room, 2 bedrooms, bathroom, kitchen and 2 storage cupboards. There is a hatch to the attic space and 4 glazed panels into the dining area, adjacent to the kitchen.

### Sitting/Dining Room

A bright and spacious reception room with carpeted flooring, 2 windows to the front, gas coal effect fire with timber fireplace and feature open archway to the dining area. The dining area is again carpeted with window to the side and door to the hallway. This room could easily be separated from the sitting room to form a 3rd bedroom (subject to planning).

### Kitchen & Adjacent Dining Area

A large kitchen with modern storage units at base and wall levels, pan drawers, worktops, splash back tiling, stainless steel 1 1/2 bowl sink and drainer, dresser unit with glass displays, wine racks and additional storage. Fitted appliances include 'Neff' double oven and warming drawer, gas hob and extractor fan.

There is space and plumbing for a washing machine, dishwasher and fridge/freezer, tiled effect laminate flooring, window to the rear and open access to the dining area. The dining area is a versatile space, which could be used as a small snug or accommodate dining furniture. There is tiled effect laminate flooring and sliding doors to the conservatory.

### Conservatory

The conservatory overlooks the attractive South facing rear gardens and has French doors to the rear and wood flooring.

### Master Bedroom

A large double bedroom with carpeted flooring, fitted wardrobe with sliding mirrored doors and window to the rear.

### Bedroom 2

A double bedroom with window to the front, carpeted flooring and fitted wardrobe with sliding mirrored doors.

### Bathroom

The bathroom is tiled and comprises; bath, walk in shower, wc, wall hung wash hand basin with storage, chrome towel radiator and 2 windows to the side.

### Gardens

The South facing rear garden is fully enclosed with an array of plants, flowers, shrubs, lawn and patio areas. A gate to the side provides access to the front of the property and there is a timber shed and access to the rear of the garage. The front garden has a mono block pathway with borders of plants, flowers and shrubs.

### Garage

A single garage with power, light and electric door to the front.

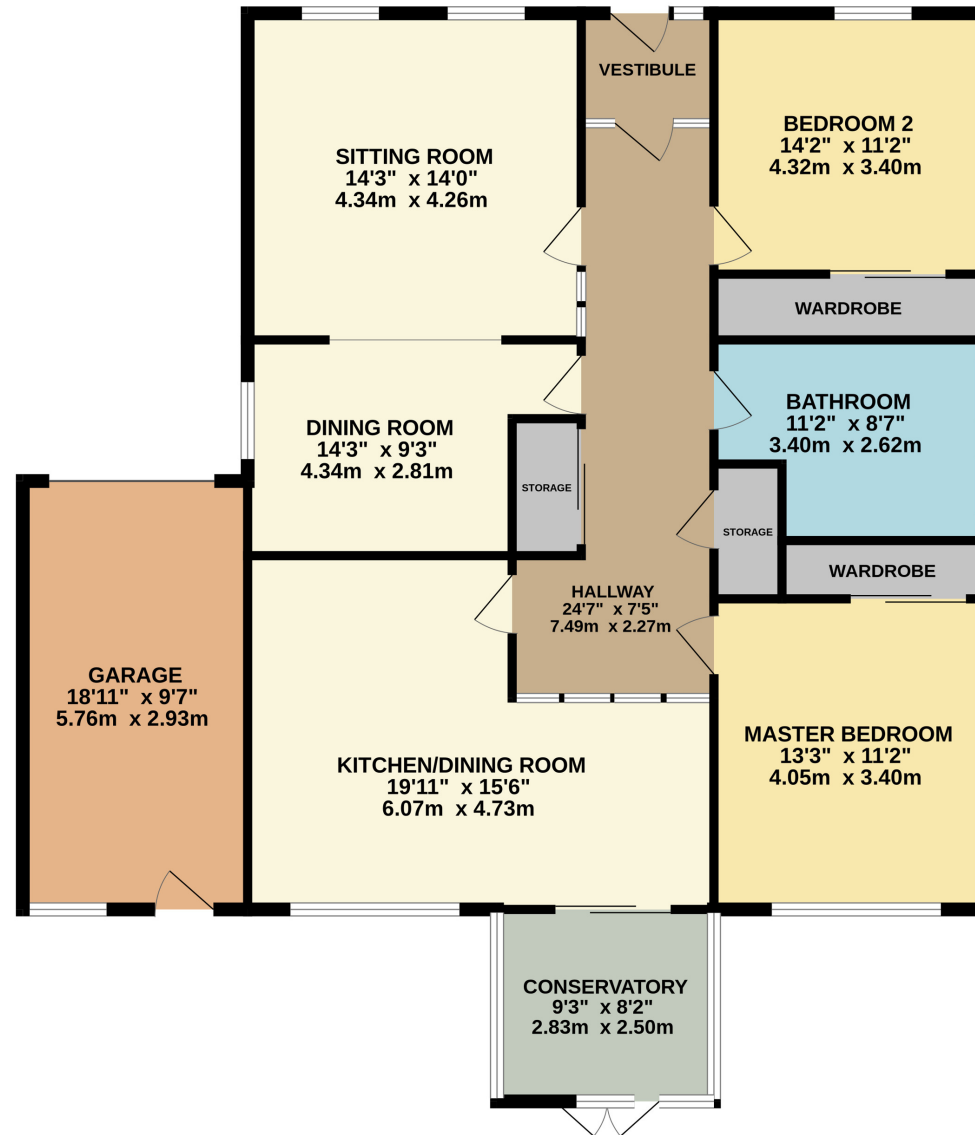
### Driveway

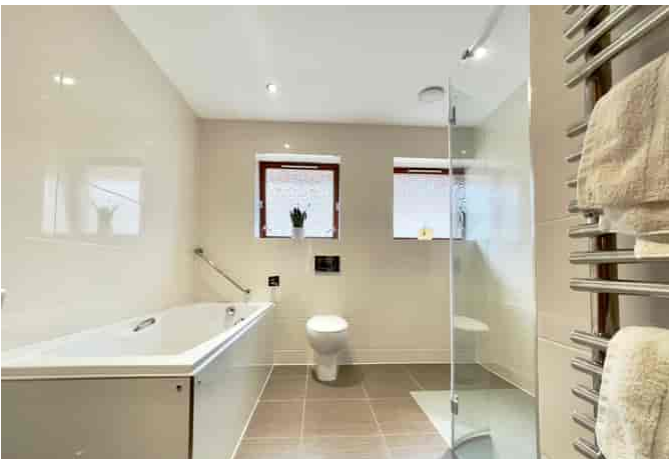
A mono block driveway to the front of the property providing parking for several vehicles.

### Heating

Gas central heating.

# GROUND FLOOR

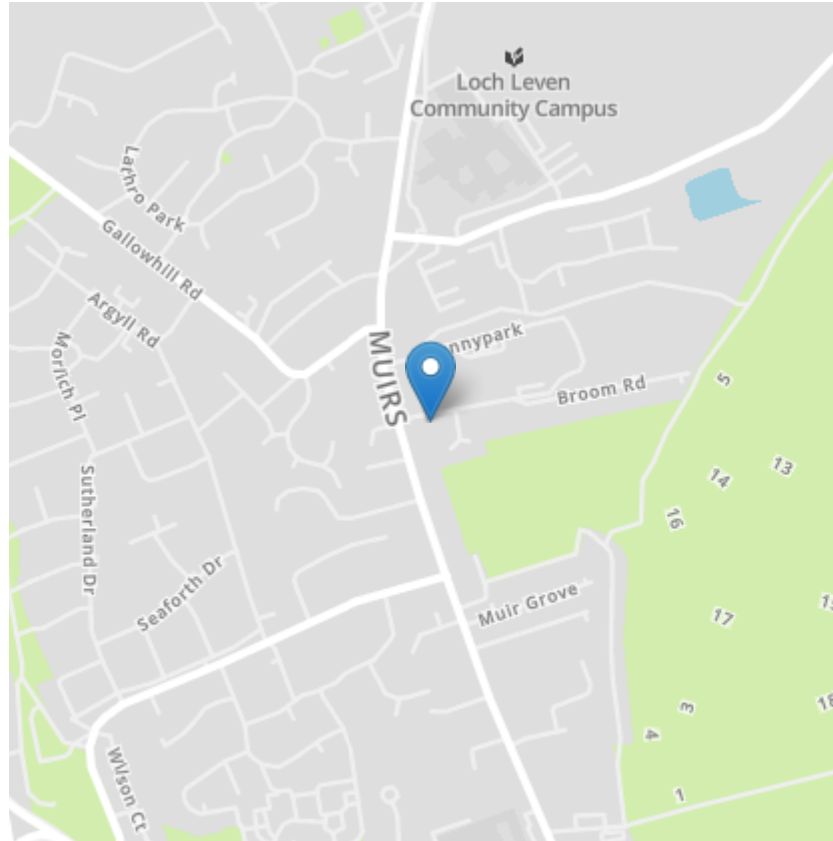






# BROOM ROAD, KINROSS - A BETTER PLACE TO LIVE

The sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. 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.



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#### Partners

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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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		68	83
England, Scotland & Wales		EU Directive 2002/91/EC	

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