

5 Lathro Lane, Kinross



Law Location Life

5 | Lathro Lane | Kinross

An Excellently Appointed Detached Villa offering spacious family accommodation. The property sits on a generous plot and is situated in a highly desirable residential location, close to all local amenities and schools.

The accommodation comprises; Reception Hallway, Open Plan Sitting room/Dining Room, Kitchen, Conservatory and Downstairs Bedroom with En Suite Shower Room. The upper level has 2 further Double Bedrooms and Shower Room.

Externally the property is set in attractive West facing gardens and further benefits from a large detached single garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the side into the reception hallway. There is carpeted flooring, doors providing access to the sitting/dining room, kitchen, bedroom 3 and staircase to the upper level.

Open Plan Sitting Room/Dining Room

The sitting room has a feature bay window to the front, stone built in tv unit/shelving and gas coal effect fire, wood flooring and open access into the dining room. The dining room has a window to the rear, door to large store cupboards, wood flooring and ample space for a large dining table.

Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling and a stainless steel sink and drainer. Fitted appliances include a gas hob, electric oven, extractor fan and there is space and plumbing for a dishwasher, washing machine and fridge/freezer. Additionally, there is a window to the rear, door into the conservatory and vinyl flooring.

Conservatory

With views over the west facing rear garden, the conservatory has a door to the front and vinyl flooring.

Bedroom 3

A useful downstairs bedroom with window to the front, carpeted flooring and door to the en suite shower room.

En Suite Shower Room

The en suite shower room comprises; corner shower with 'Mira Go' shower, wall hung wash hand basin, wc, vinyl flooring and window to the side.

Upper Level Landing

A carpeted staircase and landing provides access to 2 double bedrooms, shower room, large storage cupboard and hatch to the attic space. There is a Velux window to the side.

Attic

The substantial attic space is floored, partly shelved and has power and light.

Master Bedroom

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

Bedroom 2

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

Shower Room

The shower room comprises; Shower with 'Mira Excel' shower, fitted wash hand basin and wc with storage, vinyl flooring and Velux window to the side.

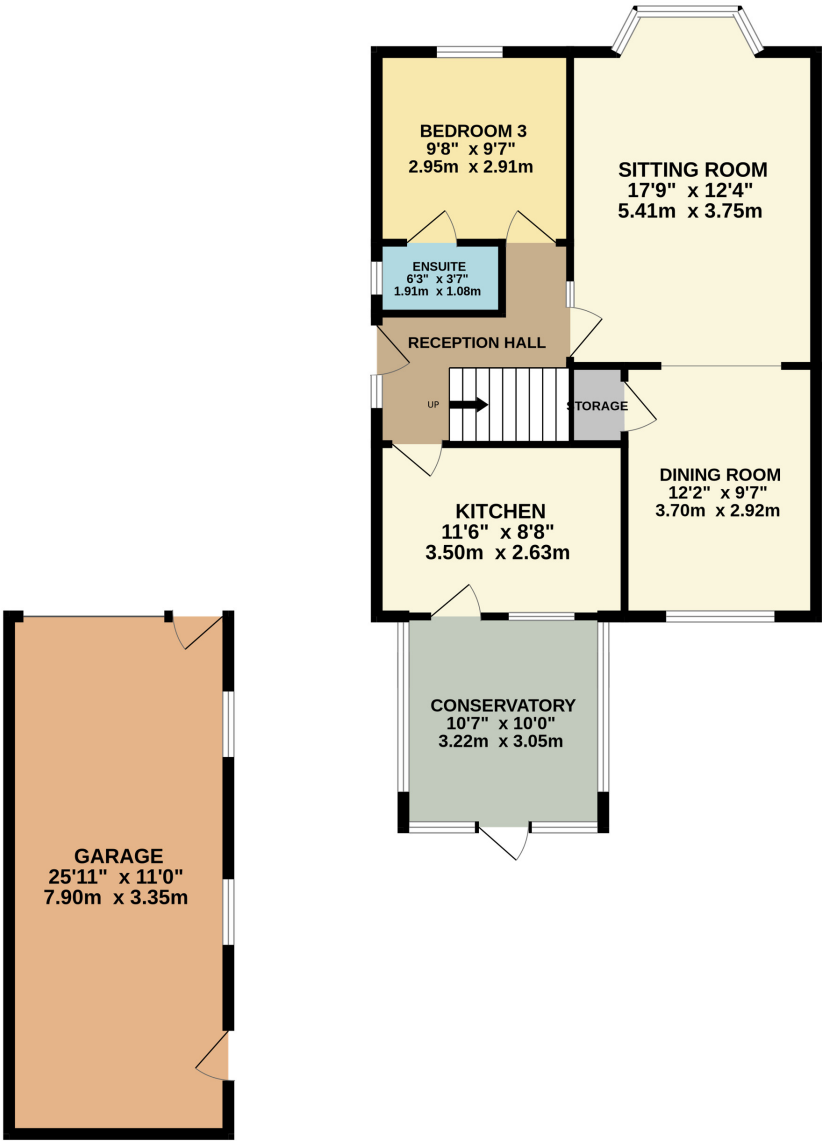
Gardens

The property is set in attractive gardens to the front and rear. The rear garden is fully enclosed and West facing. There is a large patio area, chipped area, borders of plants, flowers and shrubs and trees. The front garden is low maintenance and chipped with flowers, plants and shrubs.

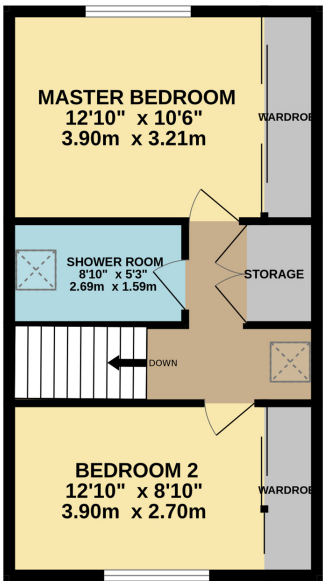
Garage & Driveway

The property benefits from a large detached garage with power and light. There is an up and over door to the front, with additional doors providing access from the rear garden. The driveway can accommodate 2/3 vehicles.

GROUND FLOOR



1ST FLOOR

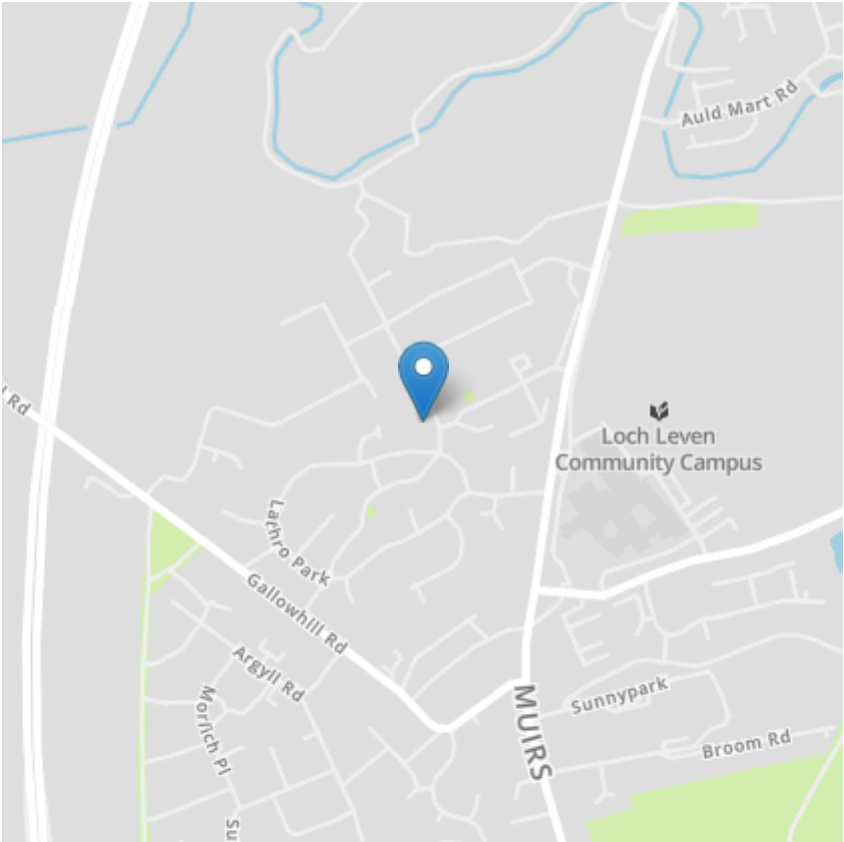






LATHRO LANE, KINROSS - A BETTER PLACE TO LIVE

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		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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

