

# 1 Leven Place, Kinross



Law Location Life



# 1 | Leven Place | Kinross

A Well-Appointed Semi Detached Bungalow, set in large gardens, in this very popular residential location in the heart of Kinross. The property would benefit from some cosmetic upgrading, but offers good sized accommodation.

The accommodation comprises of; Entrance Hallway, Sitting/Dining Room, Kitchen, 2 Bedrooms and Wet Room.

The property further benefits from sizable gardens to the front and rear, detached garage and driveway.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Hallway

Entry is gained from the main doorway to the side of the property into the entrance hallway. There is laminate flooring, doors to the sitting/dining room, 2 bedrooms, wet room and storage cupboard and a hatch to the attic space.

### Sitting/Dining Room

A large Sitting Room with focal point fire place with electric fire, laminate flooring, door to the kitchen and window to the rear overlooking the garden.

### Kitchen

The kitchen is fitted with storage units at base and wall levels, has a 1 1/2 bowl stainless steel sink unit and drainer, worktops and splash back tiling. There are spaces and plumbing for the usual appliances. Features include vinyl flooring and fitted oven, gas hob and extractor fan. There is a window and door to the rear.

### Bedroom 1

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

### Bedroom 2

A second bedroom with carpeted flooring and a window to the front.

### Wet Room

The wet room comprises of; w.c , wall hung wash hand basin, walk in shower with 'Mira Sport' shower, chrome towel radiator and window to the side.

### Heating

The property benefits from gas central heating.

### Gardens

The property is set on an attractive plot. To the front the garden is laid to lawn with an array of plants, trees and flowers. The rear garden is enclosed, mainly laid lawn, with a patio and mature trees and plants. This area incorporates sitting areas as well as a drying area and is an excellent feature of the property.

### Garage

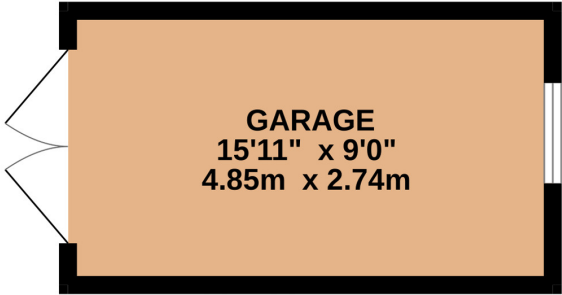
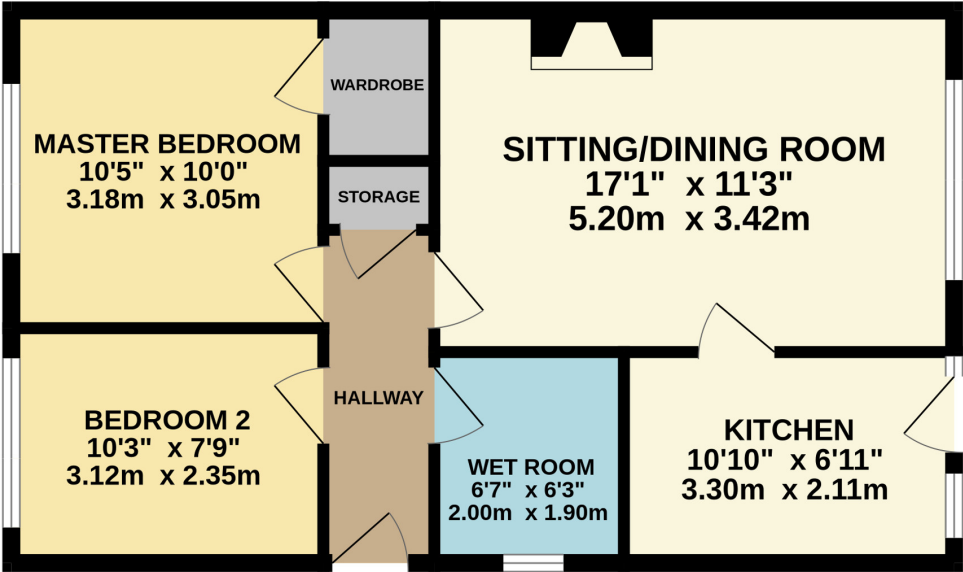
The property has a detached garage to the rear with power and light, window to the rear and double doors to the front.

### Driveway

The property has a driveway to the side which can accommodate 2/3 vehicles.



# 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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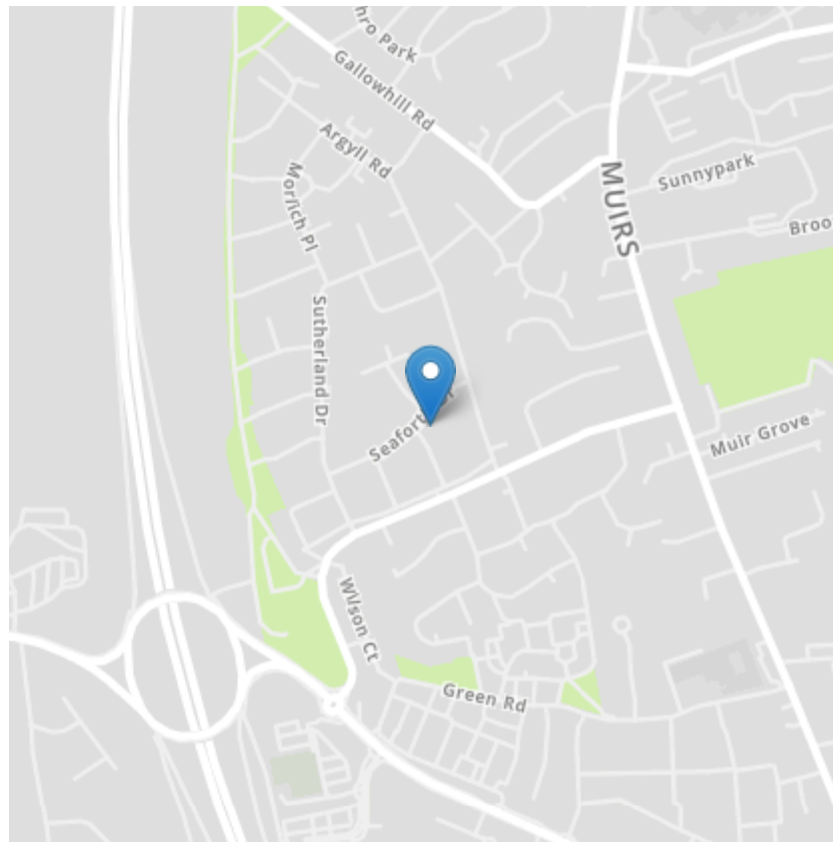






# LEVEN PLACE, KINROSS - A BETTER PLACE TO LIVE

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

