

# 24 Sandport Gait, Kinross



Law Location Life



## 24 | Sandport Gait | Kinross

Beautifully Presented 4 Bedroom Detached Villa, situated in a highly desirable residential area, close to Kinross Town Centre and the Loch Leven Heritage Trail.

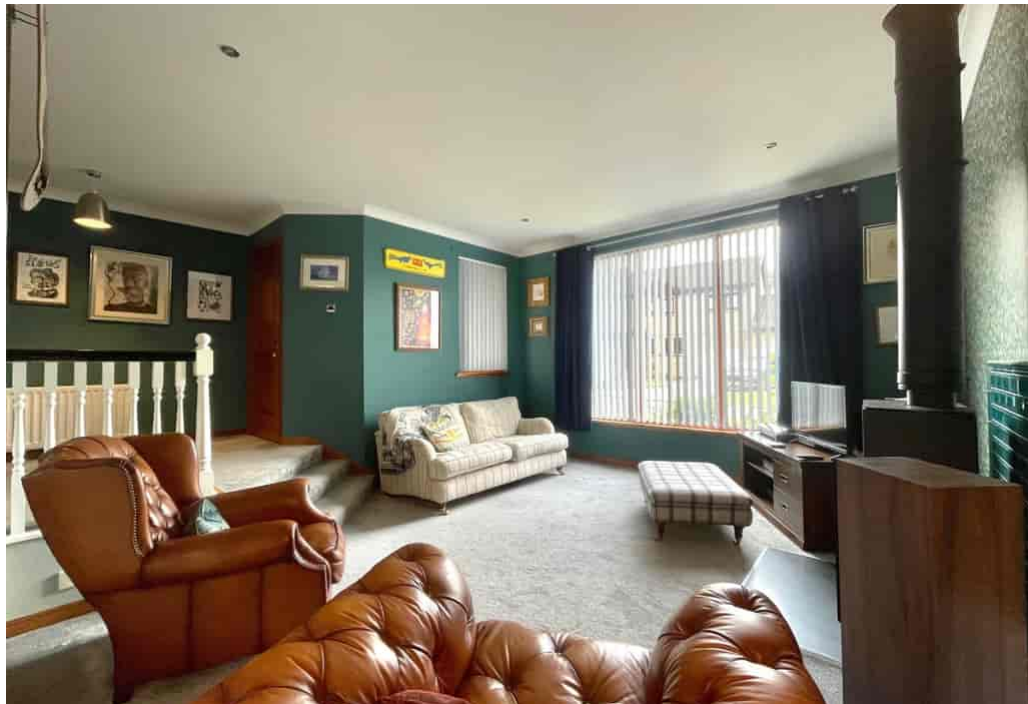
This superb family home offers spacious and flexible living, has been recently upgraded with new bathrooms and is presented in move-in condition.

The accommodation comprises; Entrance Vestibule, Open Plan Split Level Sitting Room/Dining Room, Open Plan Kitchen/Dining Room, Bedroom 4/Study, WC Room, Upper Level Landing, Master Bedroom (En Suite Shower Room), 2 Further Double Bedrooms and Family Bathroom.

Additionally, there is an attractive West facing enclosed rear garden, integral garage and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommddation

Entrance Vestibule

Entry is from the front into the reception vestibule. There is tiled flooring and door providing access into the open plan sitting/dining room.

Open Plan Sitting/Dining Room

A split level open plan sitting/dining room with carpeted flooring and windows to the front, rear and side. There is a wood burning stove, carpeted staircase to the upper level and doors providing access to the open plan kitchen/dining room, wc room and under stair storage cupboard.

Open Plan Kitchen/Dining Room

The modern kitchen has storage units at base and wall levels, breakfast bar with seating for 2/3, worktops and 1 1/2 stainless steel sink and drainer. Fitted appliances include double oven, microwave, gas hob, extractor fan, American fridge freezer and there is space for a washing machine. There is vinyl flooring, windows to the front, patio doors to the rear into the garden and door providing access into bedroom 4/study.

Bedroom 4/Study

A versatile room, currently utilised as a study. There is carpeted flooring, window and door to the rear and door providing access into the garage.

WC Room

The wc room is fully tiled with a window to the rear and comprises; wc, wall hung wash hand basin and chrome towel radiator.

Upper Level Landing

A carpeted staircase provides access to the upper level landing. There are doors to 3 further bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

The master bedrooms has fitted wardrobes with sliding mirrored doors, window to the front, carpeted flooring and door to the en suite shower room.

En Suite Shower Room

A recently installed contemporary shower room with tiled flooring, part tiled walls and window to the rear. There is a walk in shower, wc, pedestal wash hand basin and chrome towel radiator.

Bedroom 2

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

Bedroom 3

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

Family Bathroom

Recently installed family bathroom with tiled flooring, part tiled walls, freestanding bath with shower over, wc, pedestal wash hand basin, chrome towel radiator and window to the rear.

Gardens

The garden is West facing and fully enclosed, with predominantly laid to lawn with patio area, raised planters, timber shed and greenhouse

Garage

The integral garage has an up and over door to the front, power, light and hatch to the attic space.

Driveway

The mono block driveway to the front can accommodate 2 vehicles.

EVC

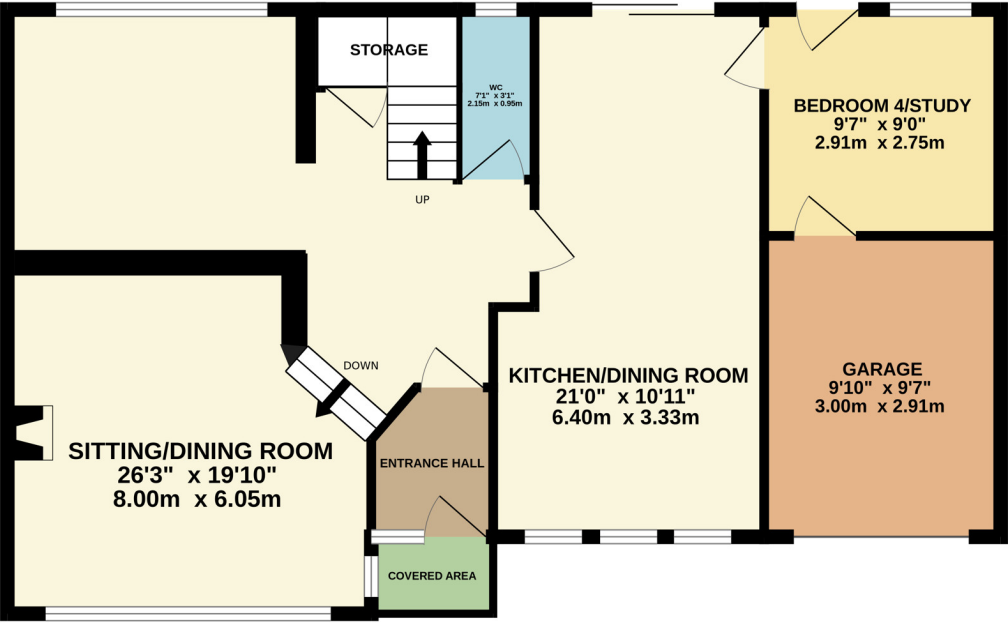
There is an electric vehicle charging point to the front.

Heating

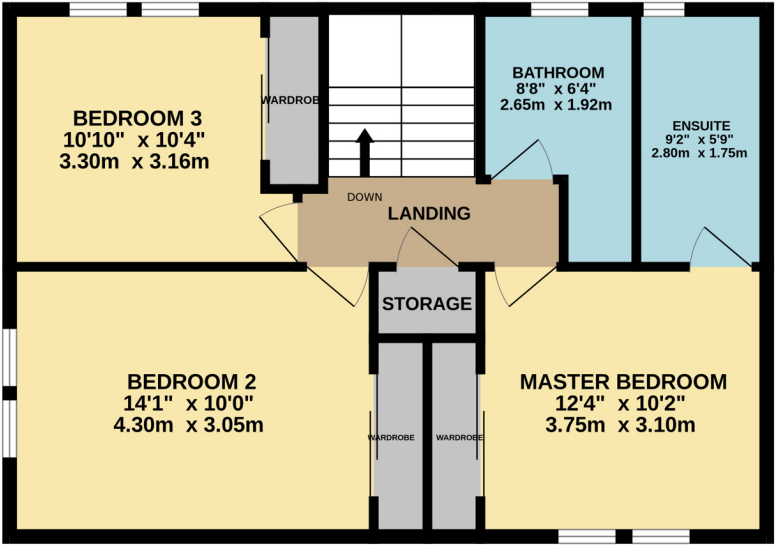
Gas central heating.



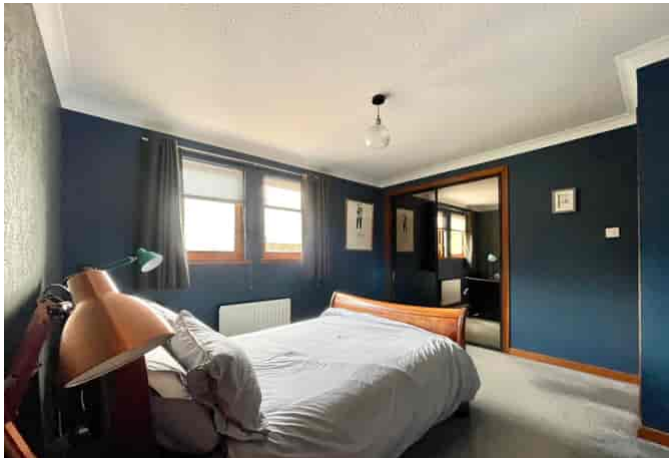
GROUND FLOOR



1ST 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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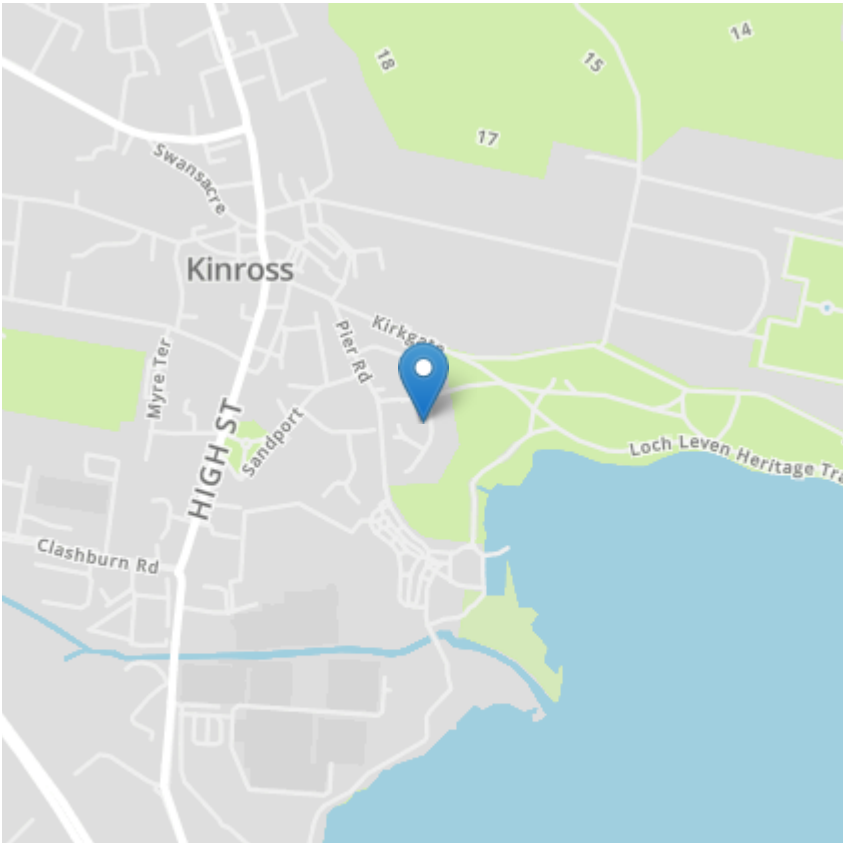






# SANDPORT GAIT, KINROSS - A BETTER PLACE TO LIVE

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.



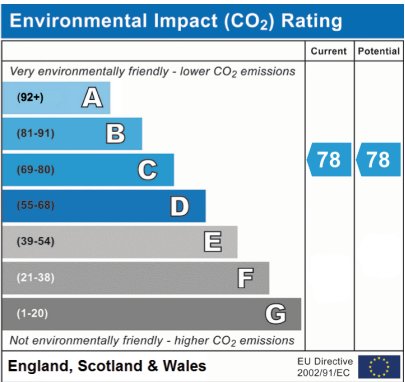
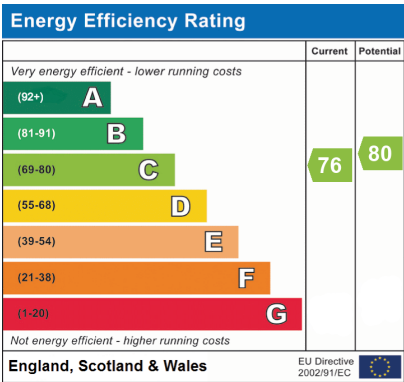
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Notes of Interest and Offers  
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.



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