

8 Gallowhill Gardens, Kinross



Law Location Life

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Outstanding Detached Bungalow situated in a quiet cul-de-sac in a highly sought after residential location the heart of Kinross, close to all local amenities.

Rarely available, this well presented property is set in attractive gardens and boasts generous room sizes.

The accommodation comprises; Entrance Vestibule, Sitting Room, Open Plan Dining Hall, Open Plan Dining Kitchen/Utility Room, 3 Double Bedrooms and Bathroom.

Additionally there are well kept gardens to the front and rear, detached single garage, mono block driveway and Solar Panels.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is a door with adjoining glazed panels providing access into the open plan hallway/sitting room/dining room and hatch to the attic space.

Sitting Room

A large sitting room with window to the front, fireplace with electric fire and open plan access into the hallway/dining room.

Open Plan Dining Hall

The open plan dining hallway has doors providing access to the open plan dining kitchen/utility room, 3 bedrooms, cloakroom and two storage cupboards. The dining area has ample space for a large dining table and patio doors to the rear into the garden.

Open Plan Kitchen/Utility Room

The kitchen has storage units at base and wall levels, worktops and splash back tiling. There is a stainless steel sink and drainer and spaces for appliances, ample space for a small dining table, window to the side and open access into the utility room.

The utility room has further storage units, stainless steel sink and drainer, worktops, space for a washing machine and door to the side onto the driveway.

Master Bedroom

The master bedroom has a window to the rear overlooking the rear garden and two fitted wardrobes.

Bedroom 2

A further double bedroom with window to the rear and two fitted wardrobes.

Bedroom 3

A double bedroom with window to the front.

Cloakroom/Bathroom

A cloakroom area provides access into the bathroom which comprises; jacuzzi bath with shower over, fitted wc and wash hand basin with storage, wall storage units, chrome towel radiator and window to the side.

Gardens

The property is set in attractive gardens to the front and rear. The rear garden is fully enclosed and predominantly laid to lawn with mono block patio area. There is a timber shed. The front garden is laid to lawn with borders of flowers and shrubs.

Garage

The property benefits from a detached single garage to the side with up and over door to the front and door to the side into the garden. There is power and light.

Driveway

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

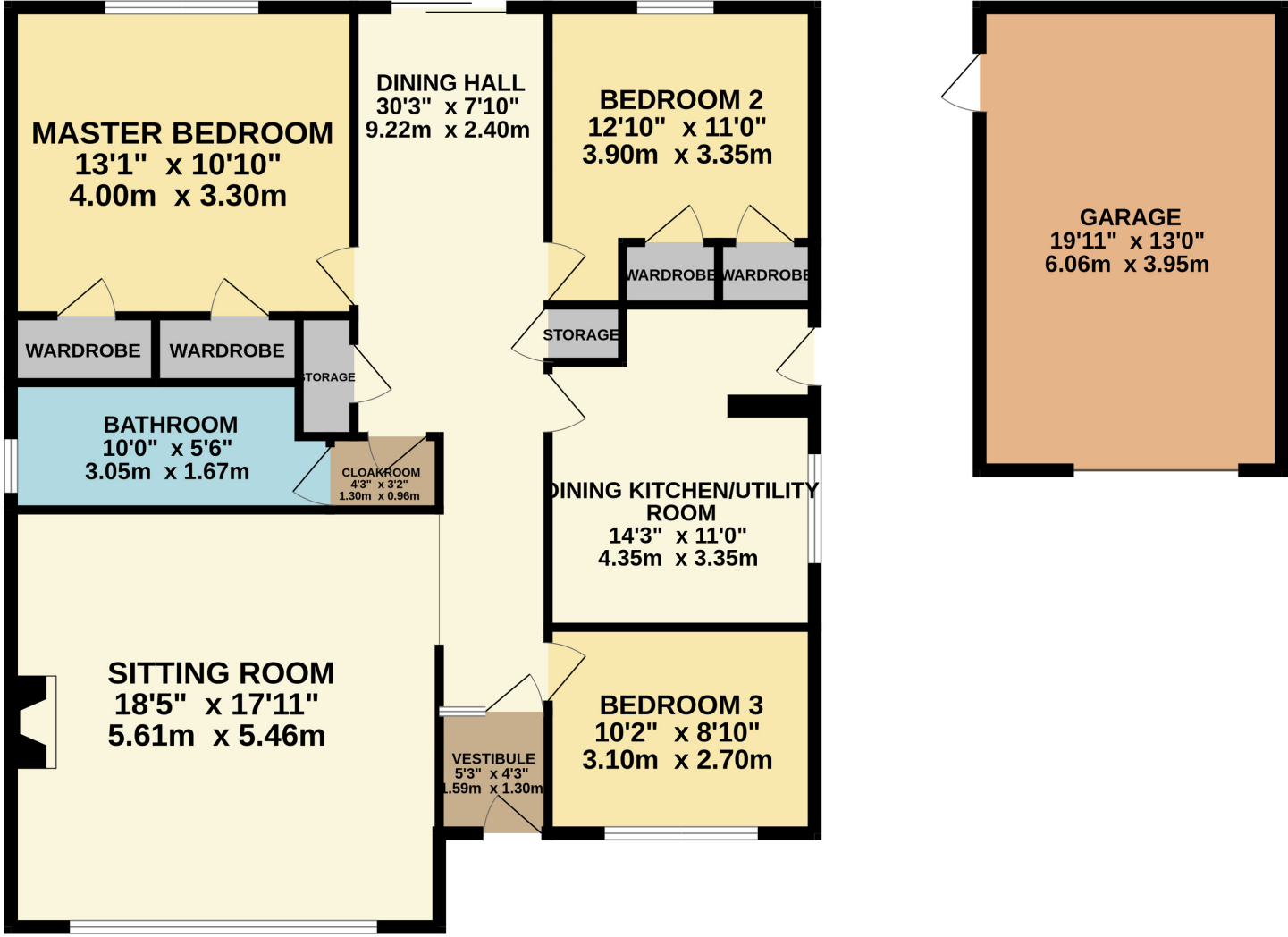
Heating

Gas central heating.

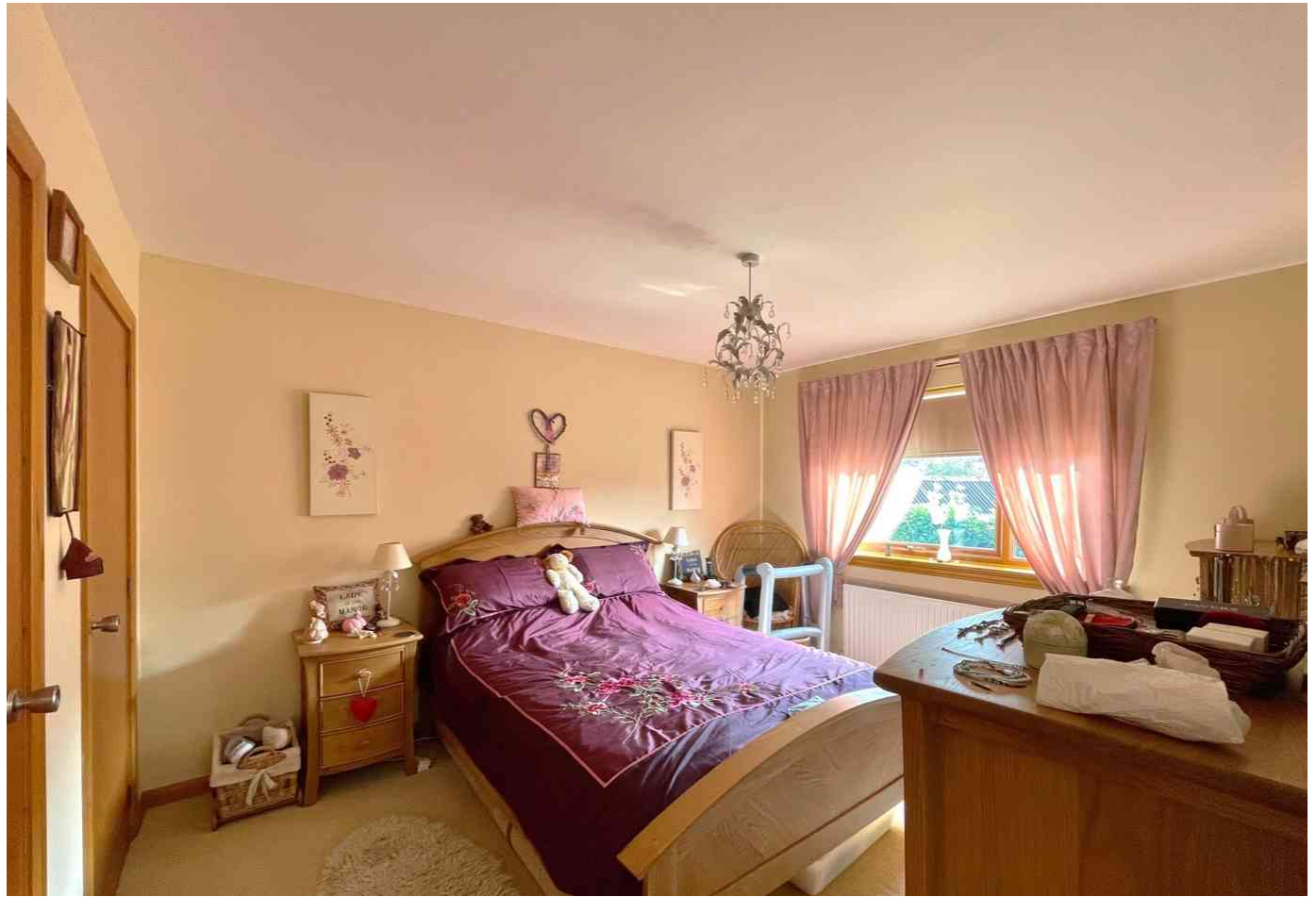
Solar Panels

See home report.

GROUND FLOOR



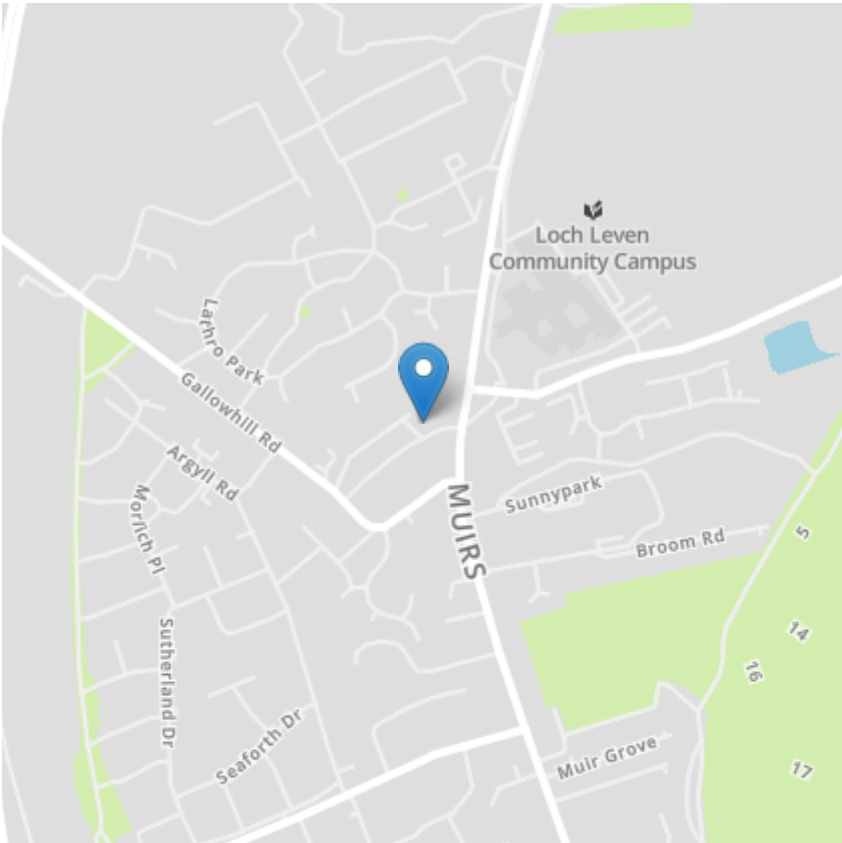
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GALLOWHILL GARDENS, 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.

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



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(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			
(81-91)	B			
(69-80)	C		75	78
(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	