

10 Katrine Place, Kinross



Law Location Life

10 | Katrine Place | Kinross

Beautifully Presented Semi Detached Villa, situated in a quiet cul-de-sac, in a sought after residential location, close to schools and local amenities. The property offers great sized accommodation and is offered in move-in condition.

The accommodation comprises; Entrance Hallway, Sitting Room, Dining Kitchen, Conservatory, Box Room, 2 Double Bedrooms and Family Bathroom.

Externally the property has an attractive enclosed rear garden, front garden, single garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There is carpeted flooring and doors providing access to the sitting room, box room, under stair storage cupboard and staircase the upper level.

Sitting Room

A great sized reception room with carpeted flooring, timber fireplace with gas coal effect fire, window to the front and sliding doors into the dining kitchen.

Dining Kitchen

A contemporary kitchen with storage units at base and wall levels, worktops, splash back tiling and stainless steel sink and drainer. Fitted appliances include oven, electric hob and extractor fan and there is space and plumbing for a washing machine* and other appliances. There is tiled flooring, two windows to the rear and door into the conservatory.

Conservatory

A large conservatory with laminate flooring and French doors to the side into the rear garden.

Box Room

A versatile room which could be utilised as an office, single bedroom or playroom. There is tiled flooring and window to the side.

Upper Level

A carpeted staircase provides access to the landing level. There is a window to the side and doors to 2 double bedrooms and family bathroom. There is also a hatch to the attic space.

Master Bedroom

A double bedroom with carpeted flooring, window to the front and two storage cupboards.

Bedroom 2

A further double bedroom with carpeted flooring and window to the rear.

Family Bathroom

The bathroom is fully tiled with built in wc with storage, pedestal wash hand basin, 'P' shaped bath with shower over and chrome towel radiator. There is a window to the rear.

Gardens

The rear garden is enclosed and has a large lawn area, with newly fitted paved patio. The front garden is laid to lawn, with plant borders.

Garage & Driveway

The garage has an up and over door to the front, window to the rear and door to the side into the garden. There is also power and light. The driveway is to the front of the property and can accommodate 2 vehicles.

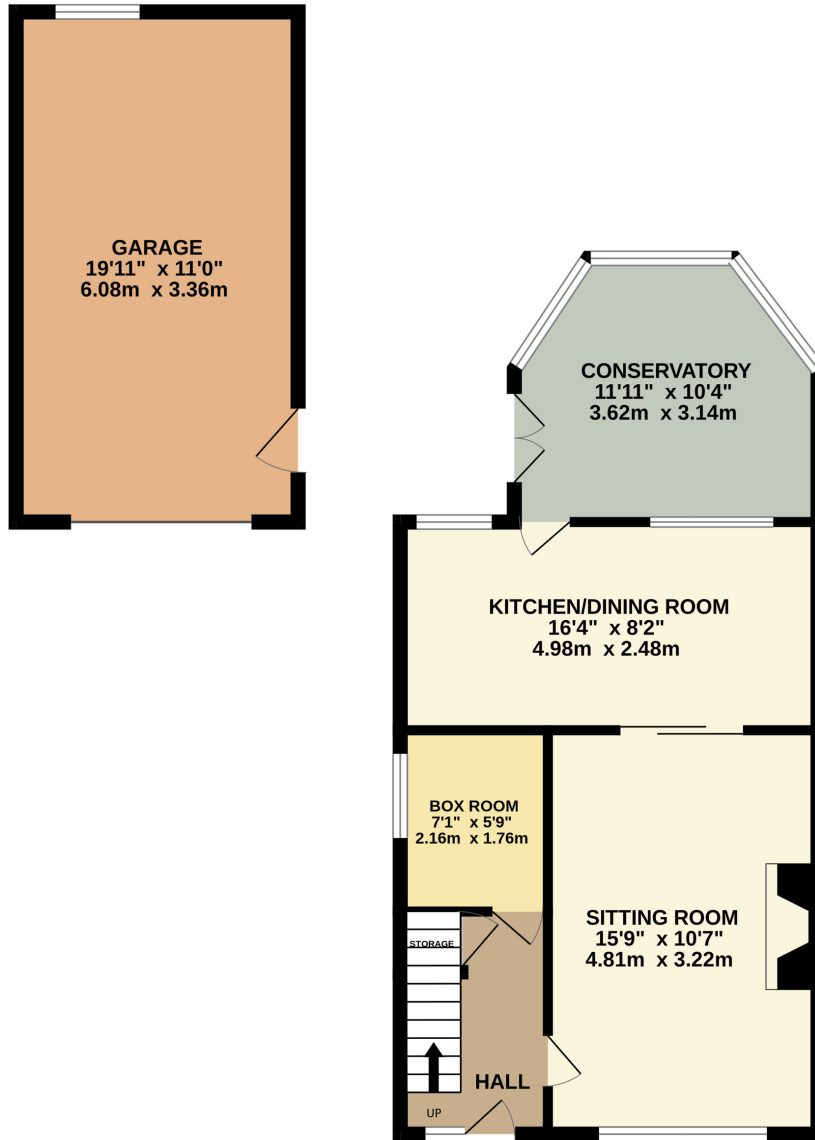
Heating

Gas central heating.

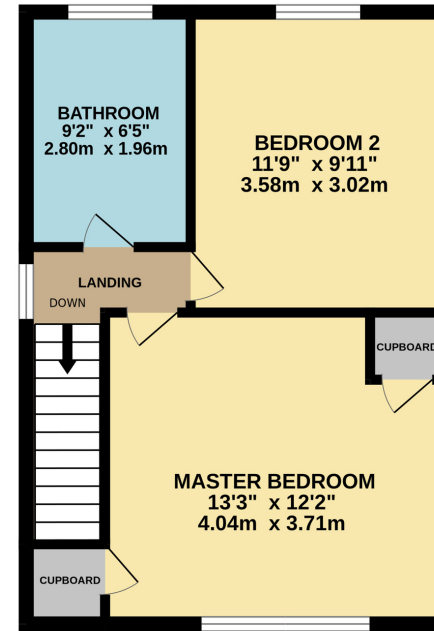
NOTE

* no guarantee or warranty.

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

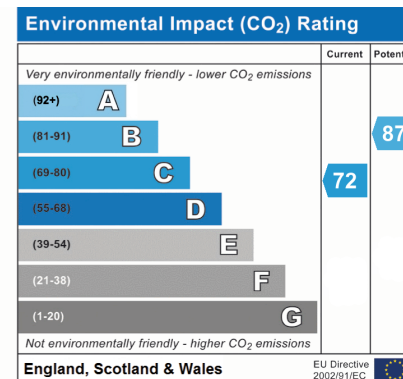
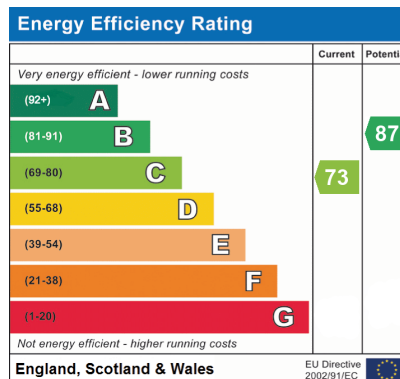
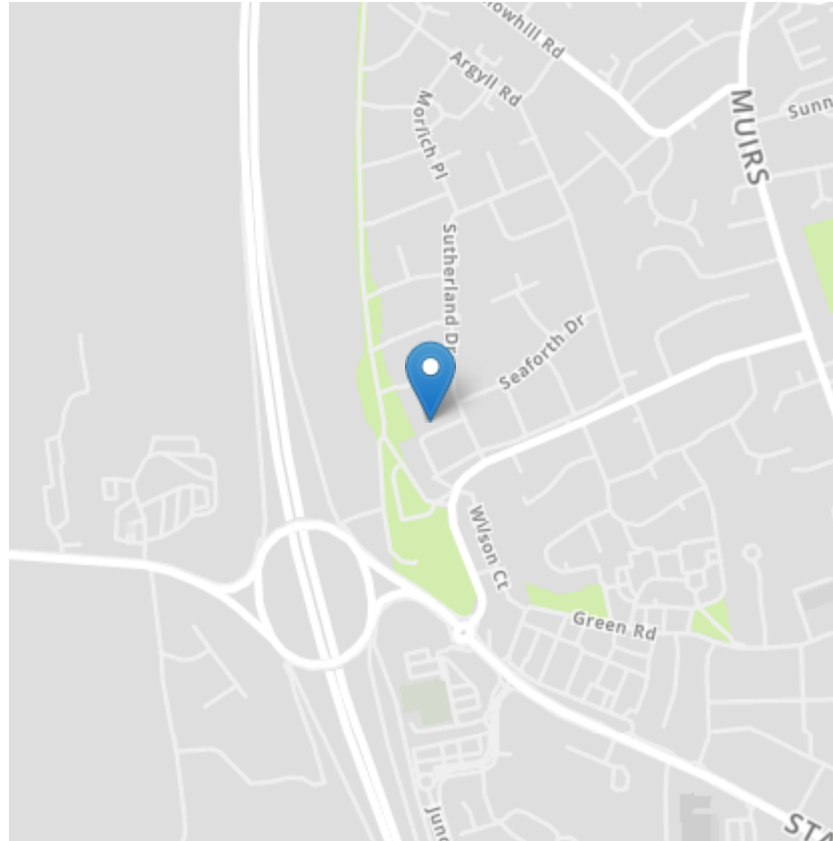
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





KATRINE 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. There is a 'Park and Ride' service to Edinburgh and bus links to the 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.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

