

18 Sandport, Kinross



Law Location Life

18 | Sandport | Kinross

Beautifully Presented Detached Villa situated in this much sought after residential location, close to Kinross Town centre, all local amenities, commuter links and the renowned Loch Leven Heritage Trail. With quality kitchen, bathrooms and garage conversion, this property offers flexible and sizable family accommodation.

The property comprises; Reception Hallway, Sitting Room, Dining Kitchen, Family Room/Bedroom 4, Utility Room, WC Cloakroom, Master Bedroom (En-Suite Shower Room), 2 further double Bedrooms and Family Bathroom.

Additionally there is a large loft for further storage, attractive low maintenance enclosed rear garden and mono block driveway.

Viewing is highly recommended to fully appreciate all this property has to offer.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There are doors providing access to the sitting room, dining kitchen, family room/bedroom 4, wc/cloakroom and staircase to the upper level.

Sitting Room

A well-proportioned reception room with bay style window to front and additional window to the side.

Dining Kitchen

A luxury contemporary kitchen with storage units at base and wall levels, worktops, splash back tiling and sink and drainer. Fitted appliances include an induction hob, extractor fan, double oven, full size integrated fridge and freezer and dishwasher. There is ample space for a dining table, window to the rear and door into the rear garden.

Family Room/Bedroom 4

Accessed via the reception hallway this room is currently utilised as a family room, but could be a 4th bedroom. There is a window to the front, *tv projector with built in surround sound and door to the rear into the utility room.

Utility Room

The utility room has a worktop and storage cupboard, space for a washing machine and tumble dryer and a door to the rear into the garden.

WC/Cloakroom

The wc/cloakroom comprises; built in wash hand basin with storage, wc and window to the side.

Upper Level Landing

A spacious landing, with stairway window to the side, gives access to three bedrooms, the family bathroom, a fitted airing/storage cupboard and a hatch to the loft space.

Master Bedroom

The master bedroom has fitted double wardrobes with sliding mirrored doors, window

to the rear and door to the en suite shower room.

En-suite Shower Room

The en-suite shower room is fully tiled and comprises; w.c, wall hung wash hand basin with built-in storage, shower cubicle, towel radiator and window to the rear.

Bedroom 2

A double bedroom with built in wardrobes with sliding mirrored doors and windows to the front and side.

Bedroom 3

A further double bedroom with fitted wardrobe with sliding mirrored doors and window to the front.

Family Bathroom

The family bathroom is fully tiled and comprises; bath with shower over, wc, wash hand basin with storage, towel radiator and window to the side.

Garden

The property has an enclosed low maintenance garden to the rear, with large sun deck, artificial lawn and timber shed.

Driveway

There is a mono block driveway to the front, which can accommodate 2 vehicles.

EV Charging Point

There is an electric vehicle charging point to the side.

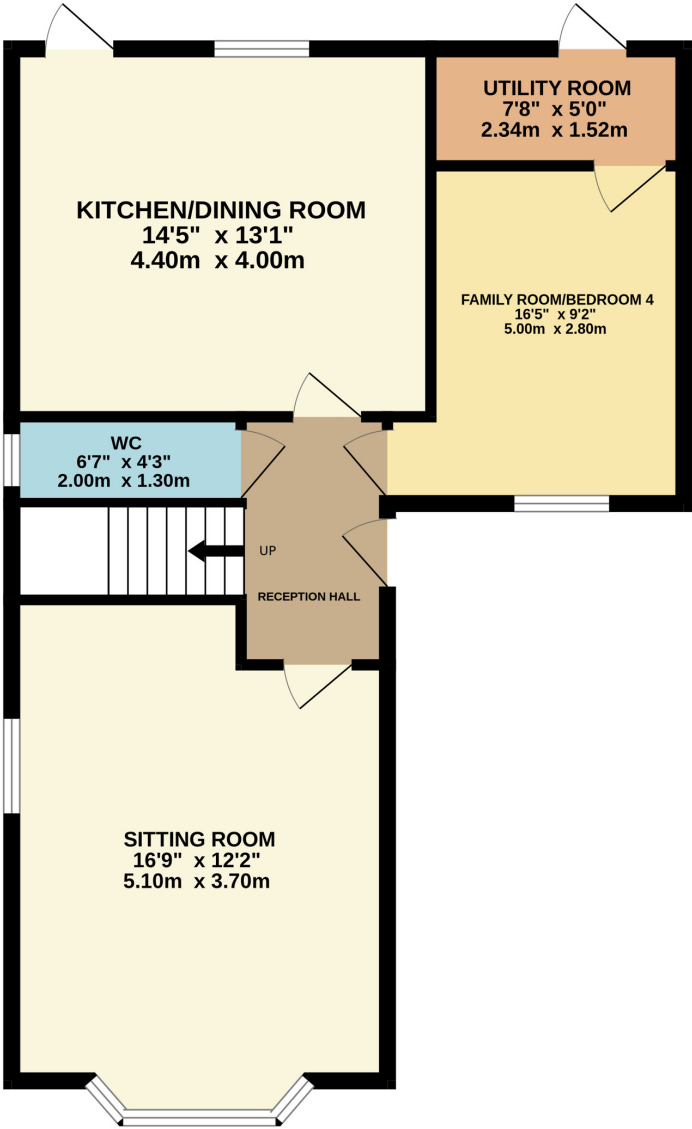
Heating

Gas central heating.

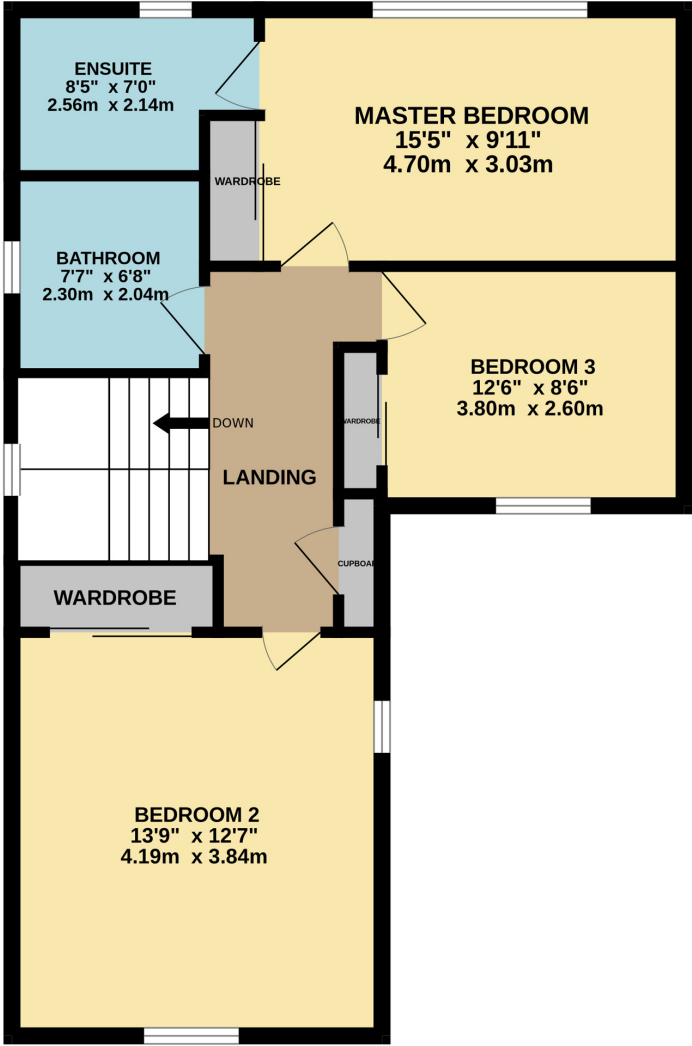
*Note

No guarantee or warranty.

GROUND FLOOR



1ST FLOOR

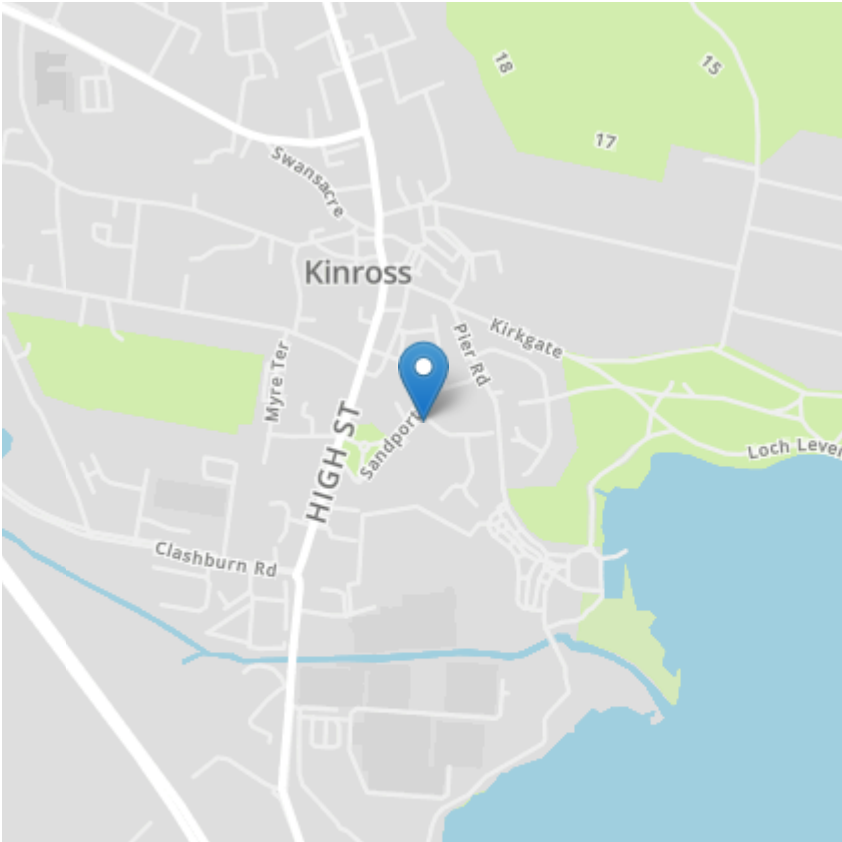






SANDPORT, KINROSS - A BETTER PLACE TO LIVE

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	85
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	73	82
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

