

8 Leven Place, Kinross



Law Location Life

8 | Leven Place | Kinross

A Well Presented Semi Detached Chalet Villa, situated in a sought after residential location in a quiet cul-de-sac. Providing spacious accommodation, the property is within walking distance of all local amenities and schools.

The accommodation comprises; Porch, Sitting Room, Open Plan Kitchen/Dining Room, Sun Room, 3 Bedrooms and Family Bathroom.

Externally there is a good sized enclosed rear West facing garden, further garden to the front, large detached garage and large driveway with parking for 3/4 vehicles.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Porch

Entry is from the front into the porch. There are windows to either side, carpeted flooring and door to the sitting room.

Sitting Room

A well-presented carpeted sitting room with large picture window to the front and small door to the understair storage. Features of this room are the contemporary fireplace and double doors leading to open plan kitchen/dining room. There is an additional door to the staircase providing access to the upper level.

Open Plan Kitchen/Dining Room

The open plan kitchen/dining room provides a bright and spacious second public room with a modern kitchen providing a wide range of base and wall units with contrasting work surface, complimentary splashback tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include double oven, 5 burner gas hob and extractor fan. There is space for a dishwasher, vinyl flooring, windows to the side and rear, door to the sun room and open access to the dining room. The dining room is carpeted with a window to the rear.

Sun Room

Currently utilised as a utility room, the sun room has windows to the sides and rear with French doors providing access to the garden. There is tiled flooring.

Upper Level

The carpeted staircase and landing provide access to the 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space. There is a window to the side.

Master Bedroom

A well-presented double bedroom with window to the front and carpeted flooring.

Bedroom 2

A second good sized double bedroom with rear facing window, storage cupboard and carpeted flooring.

Bedroom 3

The third bedroom is carpeted and has a window to the front and door to the over stair storage cupboard.

Bathroom

A contemporary styled bathroom with wc, bath with shower over, wash hand basin with storage and vinyl flooring. There is a window to the rear.

Gardens

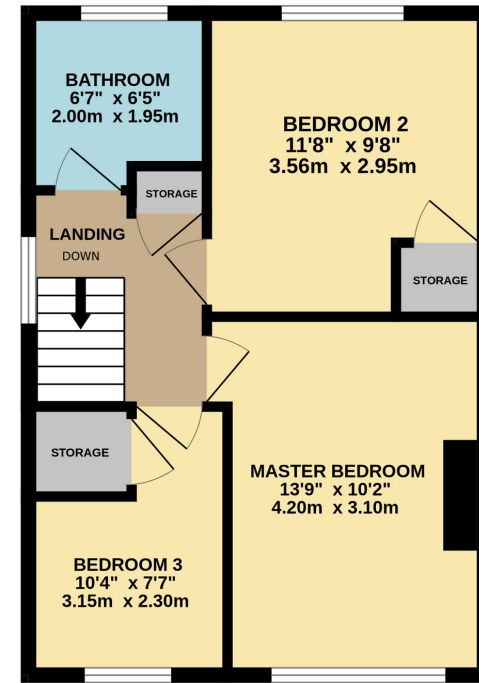
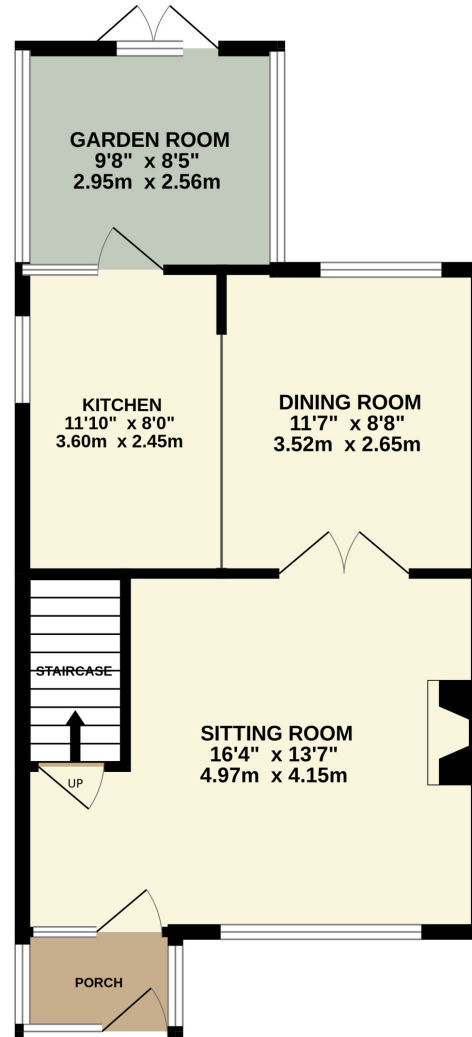
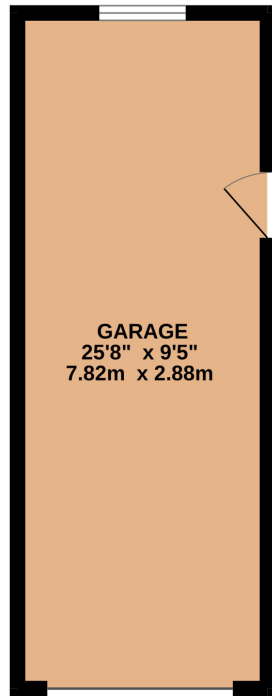
A spacious and enclosed West facing garden to the rear is mainly laid to lawn with patio areas and access to the side of the garage. The front garden is low maintenance with a selection of shrubs, plants and flowers.

Garage & Driveway

A large mono block driveway with parking for 3/4 vehicles leads to the large single detached garage, with up and over door, door to the side into the garden, window to the rear and power and light.

Heating

The property has gas central heating.

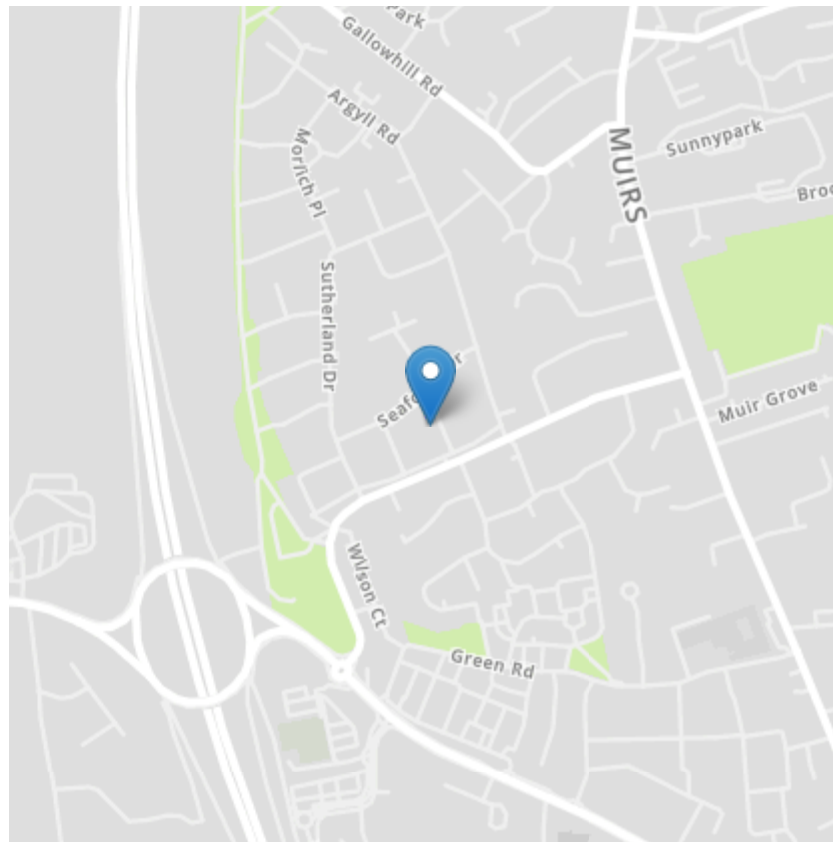






LEVEN PLACE, KINROSS - A BETTER PLACE TO LIVE

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.



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			
		72	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			
		69	83
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

