

12 Gallowhill Wynd, Kinross



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Extended Detached Bungalow, located within one of Kinross's most sought-after residential areas, offering generous and flexible accommodation ideal for family living.

Situated close to all local amenities and schools, the property comprises; Reception Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Utility Room, Family Room, Master Bedroom (En Suite WC Room), 3 further Bedrooms, Shower Room and Family Bathroom.

Further benefits include low maintenance garden grounds to the front and rear, integral garage and mono block driveway.

Early viewing is highly recommended and strictly by appointment only to fully appreciate the quality, space and sought-after setting of this superb home.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There are doors providing access to the sitting room, open plan kitchen/dining room, family room, bedrooms 2 & 3, family bathroom and large storage cupboard. Additionally there is oak flooring and hatch to the attic space.

Sitting Room

Generous reception room with large window to the front, oak flooring and double doors providing access into the open plan kitchen/dining room.

Open Plan Kitchen/Dining Room

The kitchen has storage units at base and wall levels, double stainless steel sink and drainer, worktops and feature kitchen island with seating for 4, additional storage and gas hob with extractor over. Other fitted appliances include double oven and microwave. There are spaces for a dishwasher and washing machine, oak flooring, window to the rear, door to the utility room and open access into the dining room. The dining room has a window to the side and ample space for dining furniture.

Utility Room

The utility room has spaces for appliances, oak flooring, window to the rear, door to the side into the garden and door providing access to a storage cupboard.

Family Room

A versatile room, currently utilised as a large dressing room. There is carpeted flooring, a window to the rear, doors to the master bedroom, office/bedroom 4 and shower room.

Shower Room

The shower room comprises; built in wc with storage, wash hand basin with storage, shower, window to the rear and laminate flooring.

Master Bedroom

The master bedroom has carpeted flooring, fitted wardrobes with sliding mirrored doors, window to the side and door providing access to the en suite wc room.

En Suite WC Room

The en suite wc room comprises; pedestal wash hand basin, wc and storage cupboard.

Office/Bedroom 4

Currently utilised as an office, this room could be used as a bedroom. There is carpeted flooring and window to the side.

Bedroom 2

A double bedroom with carpeted flooring, window to the front and fitted wardrobe.

Bedroom 3

This bedroom has oak flooring, window to the front and fitted wardrobe.

Gardens

The enclosed rear garden has a large raised level with artificial grass and wooded fencing and a lower level garden area. The front garden is low maintenance with chipped area, stone border and shrubs.

Garage

The property benefits from a single integral garage with up and over door to the front, power and light.

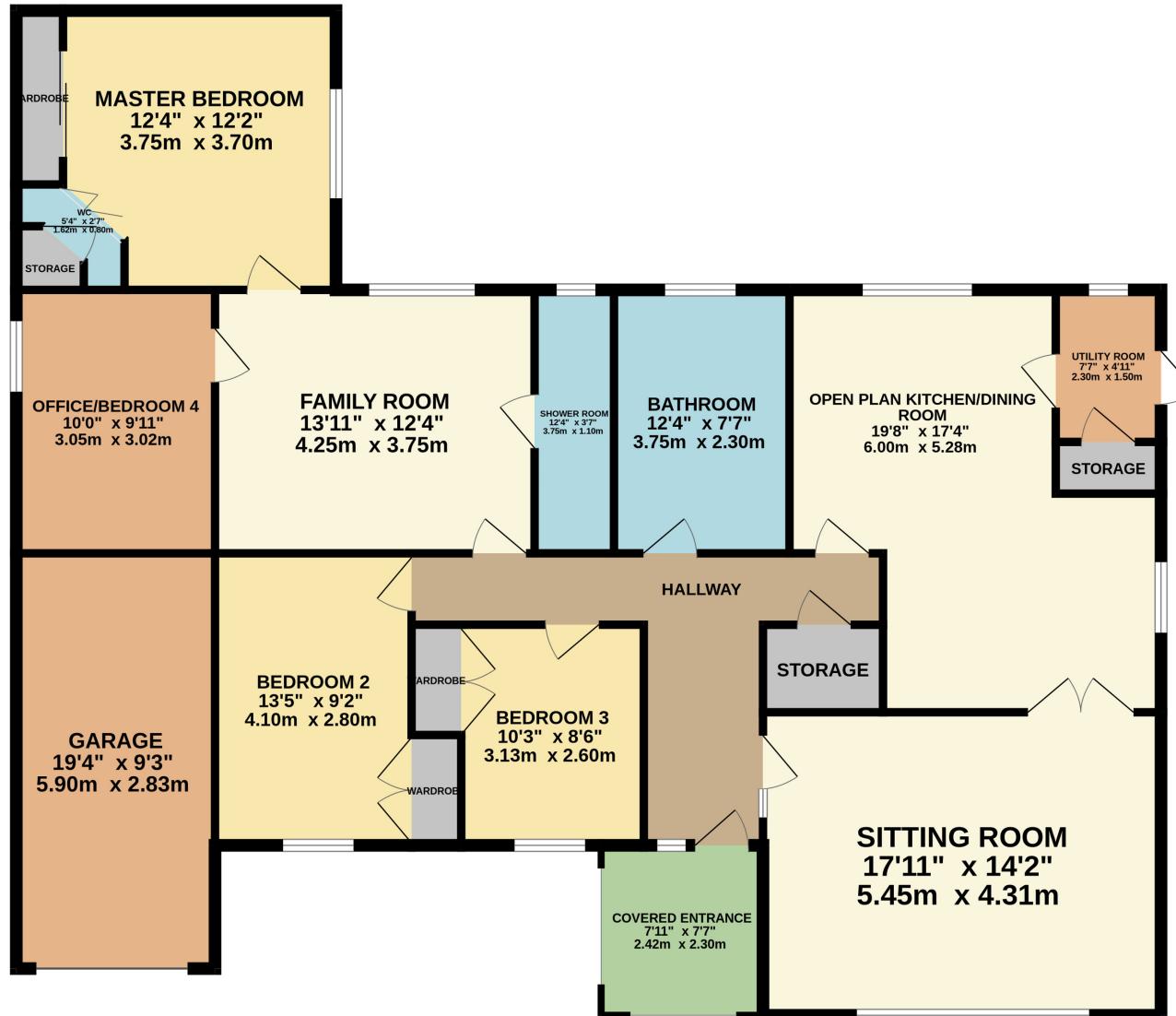
Driveway

There is a mono block driveway to the front of the property which can accommodate 2/3 vehicles.

Heating

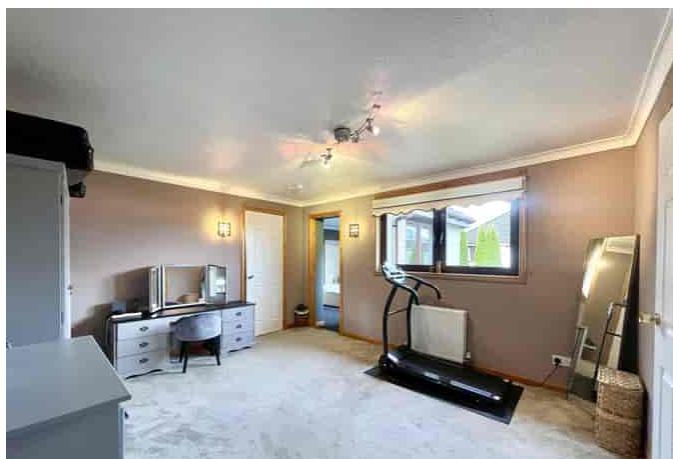
Gas central heating.

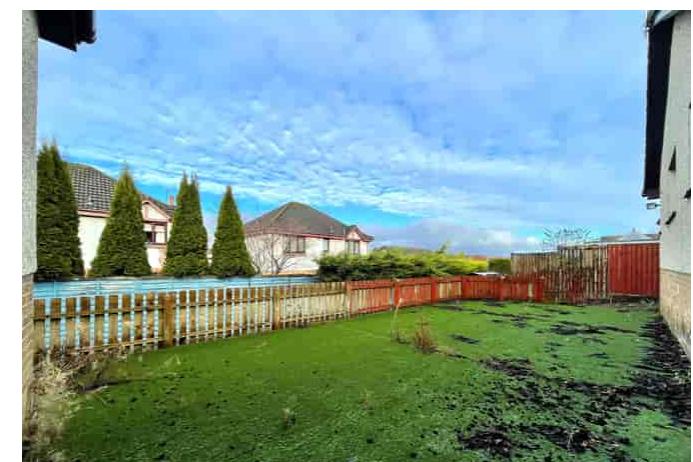
GROUND FLOOR



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.

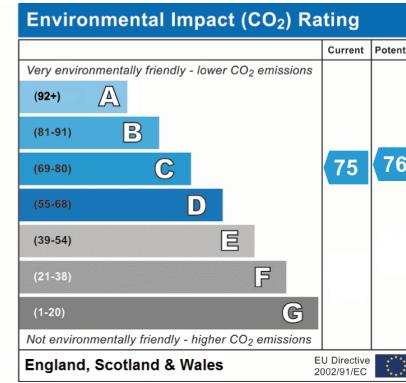
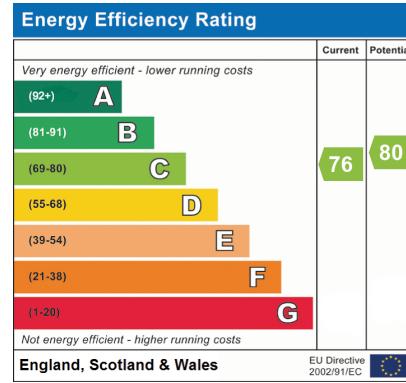
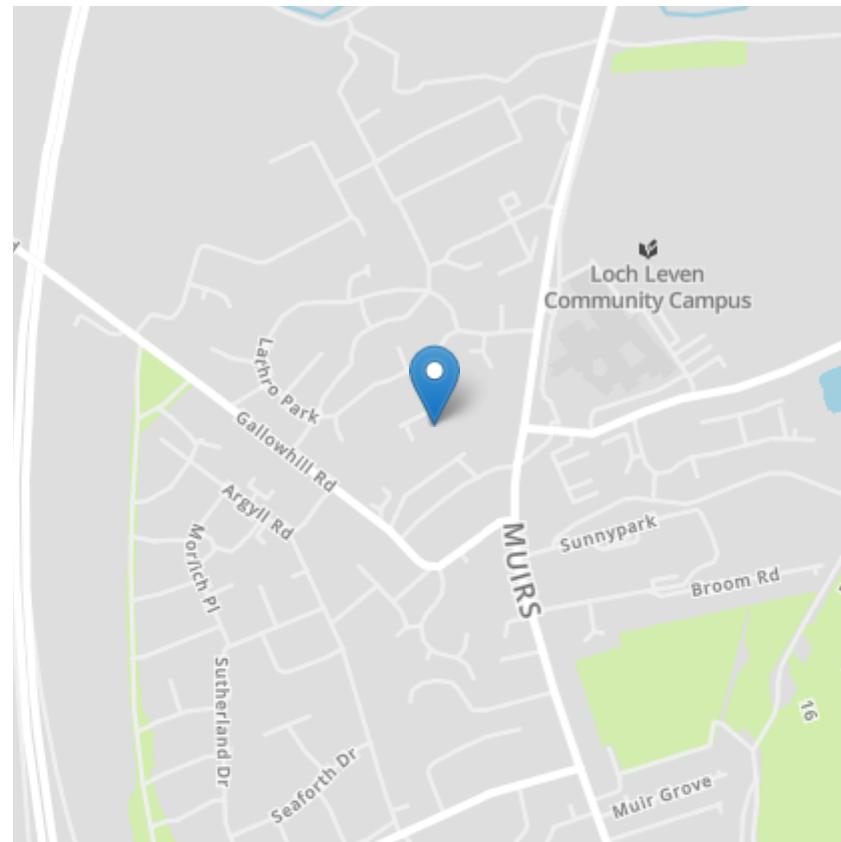
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GALLOWHILL WYND, KINROSS - A BETTER PLACE TO LIVE

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

