

# 36 Drumeuther Way, Kinross



Law Location Life

## 36 | Drumeuther Way | Kinross

Beautifully presented Semi Detached Villa, situated within walking distance of all local amenities and offering spacious, well appointed accommodation.

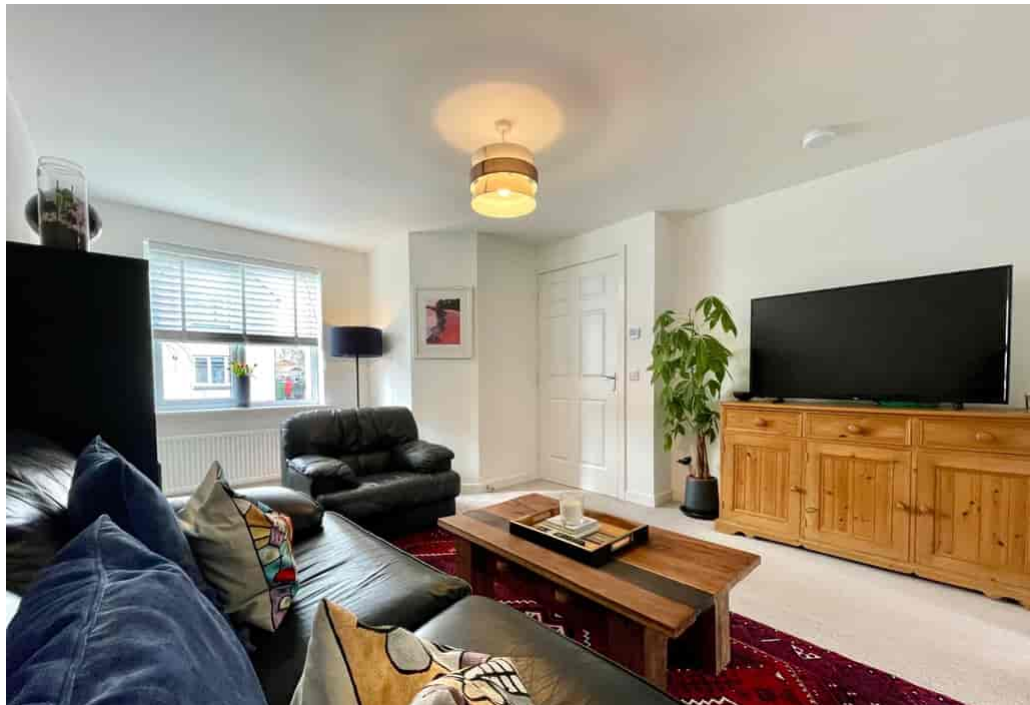
Built by Persimmon Homes in 2023, the 'Ardbeg' has been designed for modern family living and comprises; Hallway, Sitting Room, Dining Kitchen with French doors leading out into the rear garden, WC/Cloakroom, Master Bedroom (En Suite Shower Room, 2 further Bedrooms and Family Bathroom.

The property further benefits from a great sized rear garden, large mono block driveway to the side, gas central heating and solar panels.

Viewing is highly recommended and strictly by appointment only.







## Accommodation

### Hallway

Entry is from the front into the hallway. There is carpeted flooring, doors to the sitting room and wc/cloakroom and carpeted staircase to the upper level.

### Sitting Room

A great sized reception room with carpeted flooring window to the front and door providing access into the dining kitchen.

### Dining Kitchen

Contemporary kitchen with storage units at base and wall levels, worktops and 1 1/2 bowl sink and drainer. Integrated appliances include oven, gas hob, extractor fan, 'Zanussi' fridge/freezer, washer dryer and dishwasher. There is vinyl flooring, French doors and window to the rear, door to the under stair storage cupboard and ample space for a dining table.

### WC/Cloakroom

The wc/cloakroom has vinyl flooring and comprises; wc, pedestal wash hand basin and window to the front.

### Upper Level

The carpeted upper level landing provides access to 3 bedrooms and the family bathroom.

### Master Bedroom

A double bedroom with carpeted flooring, window to the front and door to the en suite shower room.

### En Suite Shower Room

The en suite shower room has vinyl flooring and comprises; shower, pedestal wash hand basin, wc and window to the front.

### Bedroom 2

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

### Bedroom 3

A third bedroom with carpeted flooring and window to the rear.

### Family Bathroom

The family bathroom has vinyl flooring and comprises; wc, pedestal wash hand basin and bath. There is a hatch to the attic space.

### Garden

The property has a sizeable enclosed rear garden with small patio area and lawn. There is a timber shed.

### Heating

Gas central heating.

### Solar Panels

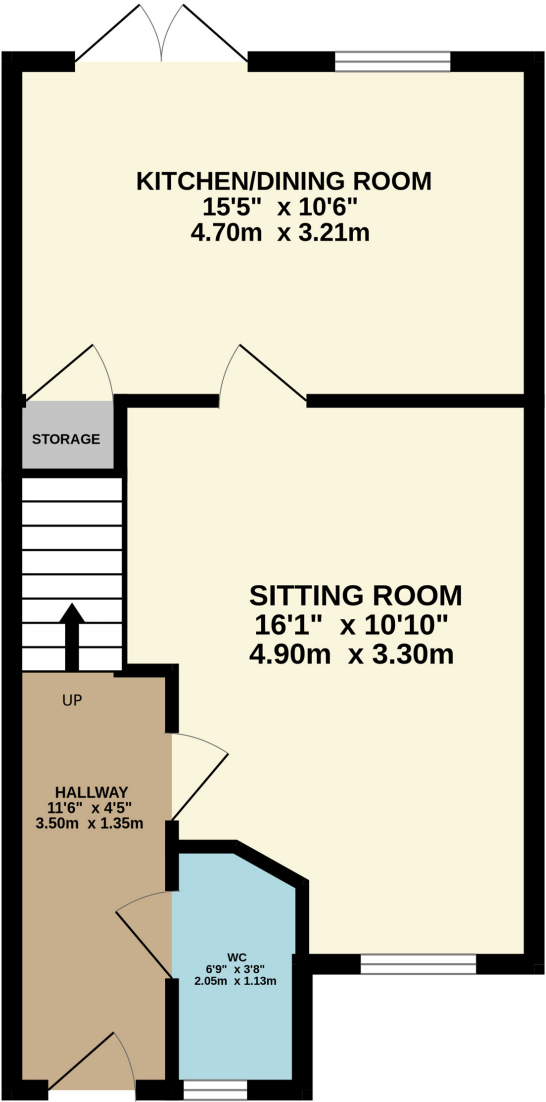
See home report for further details.

### Driveway

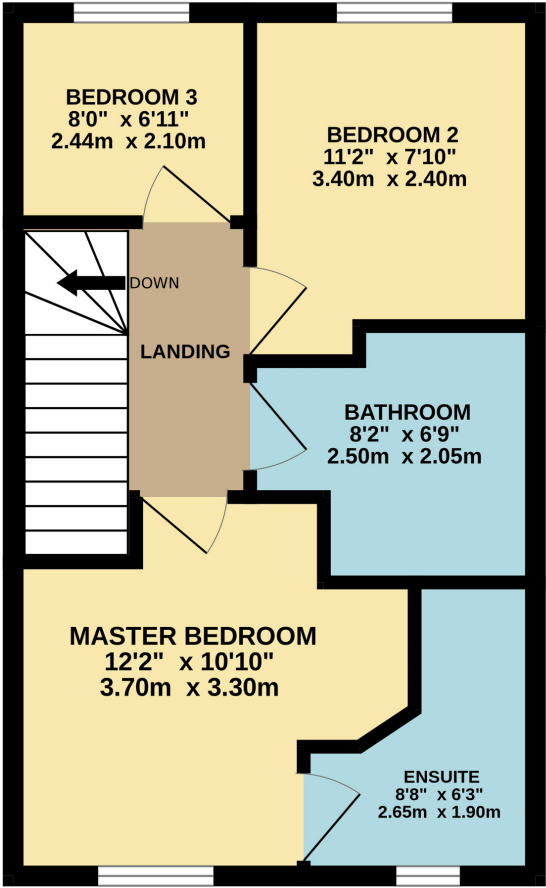
There is a mono block driveway to the side which can accommodate 2/3 vehicles.



GROUND FLOOR



1ST FLOOR







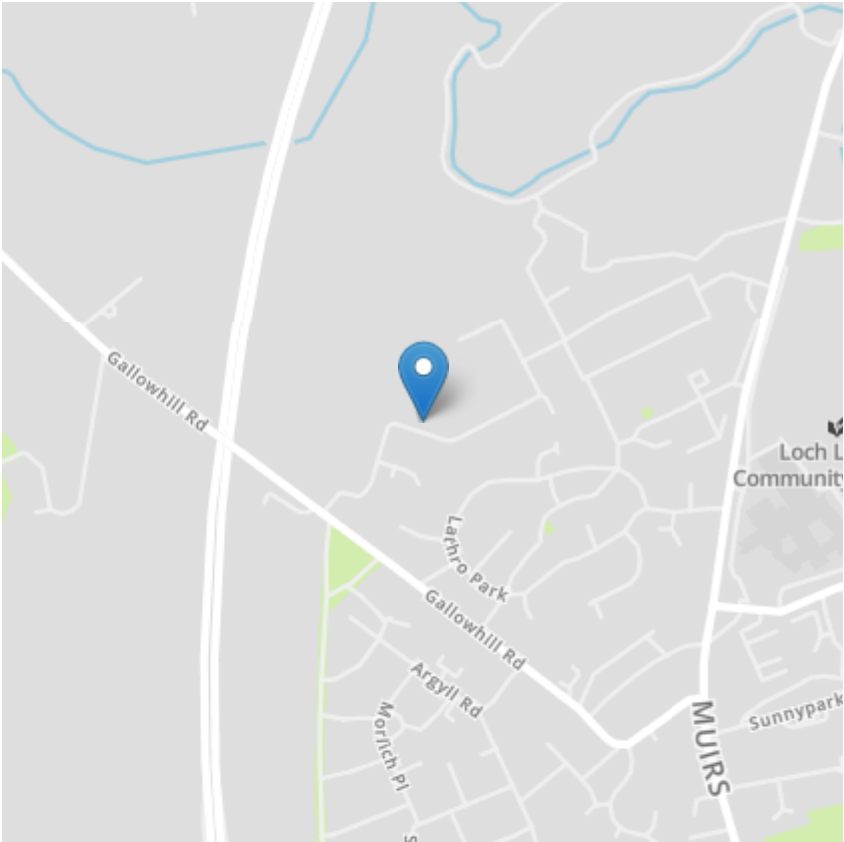




# DRUMEUTHER WAY, KINROSS

## - 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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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

