

Kourion

1 Gallowhill Gardens, Kinross



Law Location Life

Kourion | 1 | Gallowhill Gardens | Kinross

Magnificent 5 Bedroom Detached Bungalow, perfectly situated in a quiet cul-de-sac within a highly sought-after residential area in the heart of Kinross. This rarely available property offers generous room sizes and a double garage conversion, providing additional flexible living space.

The accommodation currently comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Utility Room, Guest Bedroom (En Suite Shower Room), 3 further Double Bedrooms and Family Bathroom.

The lower level double garage conversion provides a large Master Bedroom Suite, with Dressing Room and En Suite Bathroom.

Additionally the property further benefits from being set on a large plot with Gardens to the front and rear, Garden Room/Office with WC Room and large Mono Block Driveway to the Front.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is gained to the side into the entrance vestibule. There is a fitted cloakroom cupboard and glazed door providing access into the reception hallway.

Reception Hallway

The reception hallway has doors to the sitting room, open plan kitchen/dining room, 4 bedrooms, family bathroom and staircase to the lower level.

Sitting Room

An exceptionally spacious and bright sitting room with window to the front and door into the open plan kitchen/dining room.

Kitchen/Dining Room

The heart of this home is the open plan kitchen/dining room. There are storage units at base and wall levels, worktops, splashback tiling and 1 1/2 bowl sink unit and drainer. Fitted appliances include electric hob with extractor over, fitted double oven and spaces for other appliances. There is a large window looking onto the rear garden, open access into the dining area and doors to the utility room and storage cupboard. The dining area easily accommodates a dining table and other free standing furniture. There is a window to the side and door into the sitting room.

Utility Room

The utility room has fitted storage units, worktop, splash back tiling, stainless steel sink unit and drainer and spaces and plumbing for appliances. There is a door to side into the rear garden and window to the rear.

Guest Bedroom

A large double bedroom with two fitted double wardrobes with sliding mirrored doors, window to the front and door into the en suite shower room.

En-suite Shower Room

The en suite is tiled with a window to the side and comprises; shower cabinet, w.c, wash hand basin with storage, and chrome towel radiator.

Bedroom 2

A bright double bedroom with window overlooking the rear gardens and fitted wardrobe with mirrored doors.

Bedrooms 3

A further double room with a window to the front.

Bedroom 4

A fourth double bedroom with with fitted wardrobe with sliding mirrored doors and window to the rear.

Family Bathroom

A well presented tiled family bathroom comprising; w.c, wash hand basin with built in storage units, chrome towel radiator, bath with shower attachment and window to the rear.

Master Bedroom Suite

A staircase from the reception hallway provides access downstairs to a large master bedroom suite. There are doors to the dressing room and en suite bathroom and windows to the front.

En Suite Bathroom

A large en suite bathroom which comprises; corner shower, freestanding bath with shower attachment, wash hand basin and wc. There is a fitted under stair cupboard.

Dressing Room

A walk in dressing room with fitted shelving and rails. There is a window to the front.

Gardens

The property is set on a large plot with a South East facing garden to the rear. There is a patio area, array of plants and shrubs and summer house/office.

Summer House/Office

The summer house/office has windows to the front and side and door into the wc room. There is power and light.

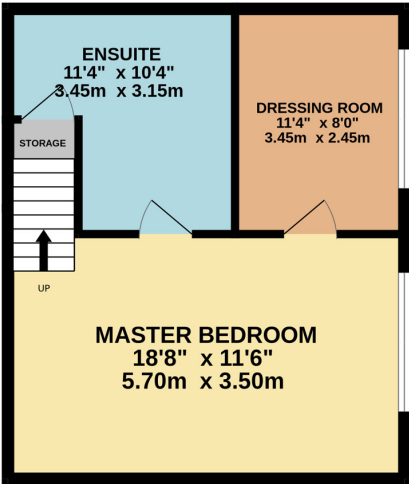
WC Room

The wc room comprises; wc, wash hand basin and window to the side.

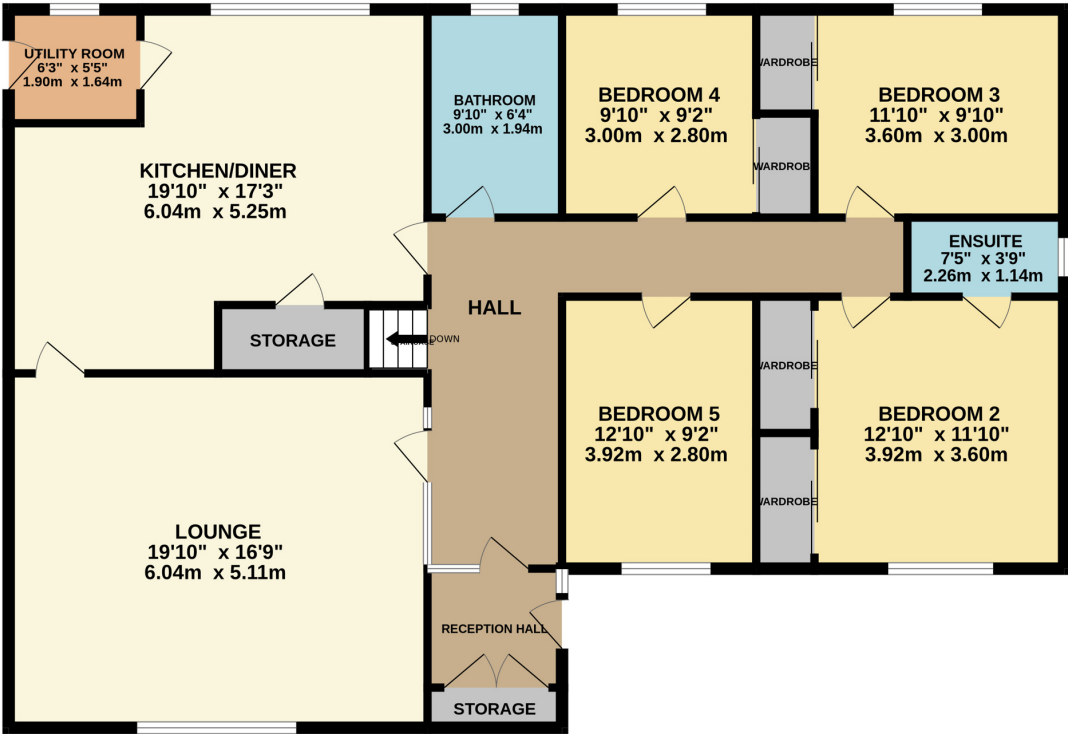
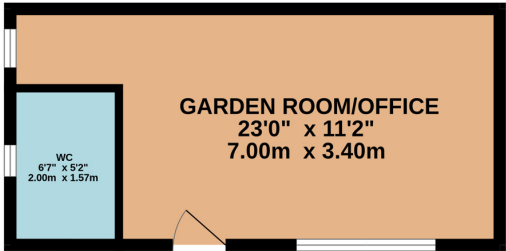
Heating

Heating is by Gas Central Heating.

BASEMENT



GROUND FLOOR



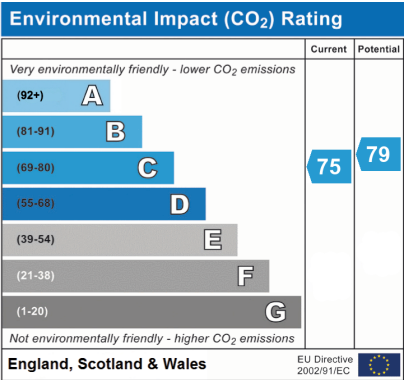
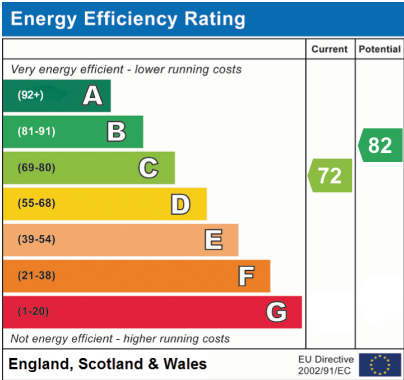
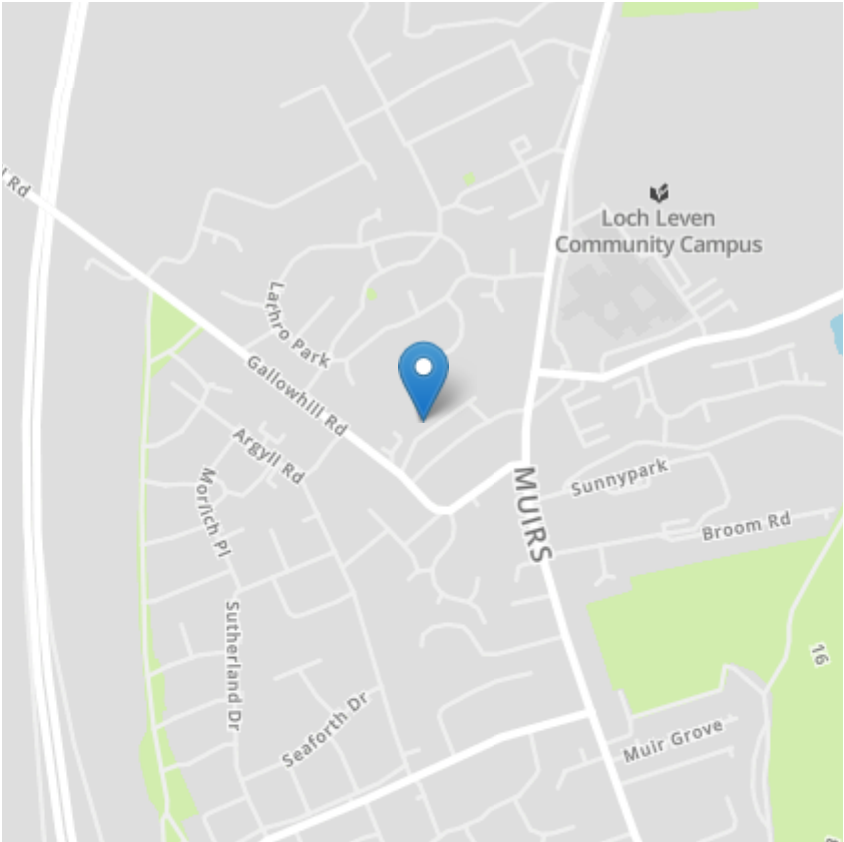
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

