

7 Gallowhill Wynd, Kinross



Andersons

Law Location Life

7 | Gallowhill Wynd | Kinross

Immaculate Detached Executive Villa situated on a large plot, in a highly sought after residential area, in the centre of Kinross.

Beautifully presented throughout, this property boasts luxury kitchen/utility room and bathrooms by Alan Johnstone Studios and offers spacious and flexible family accommodation.

The property comprises; Reception Hallway, Sitting Room, Dining Room, Dining Kitchen, Utility Room, WC Room, Family Room/Bedroom 5, 4 Further Bedrooms (Master En Suite Bathroom) and Family Shower Room.

The property further benefits from a double integral garage, mono block driveway and attractive South facing rear gardens with Summer House.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the spacious and welcoming reception hallway, there is Amtico flooring, double doors into the sitting room and dining room and further doors to the dining kitchen, wc room, storage cupboard and under-stair storage cupboard.

Sitting Room

A spacious reception room with Amtico flooring, large window to the front and patio doors to the rear into the garden.

Dining Room

A second reception room with Amtico flooring and patio doors to the rear into the garden

Dining Kitchen

A luxury designer kitchen by Alan Johnstone Studios. There are storage cupboards at base and wall levels, including pan drawers and display cupboards, worktops and 1 1/2 bowl sink and drainer with Quooker hot tap. Fitted 'Neff' appliances include fitted oven, combination microwave/oven, induction hob , pull out extractor fan, dishwasher, full size fridge, freezer and "Caple' Wine fridge. There is Amtico flooring, window to the rear and feature bay window to the side, with ample space for a dining table. A door provides access into the utility room.

Utility Room

A good sized utility room, again designed and fitted by Alan Johnstone Studio. There is Amtico flooring, further storage cupboards at base and wall levels, fitted bin/recycle bin storage, wine storage, worktop, stainless steel sink and drainer and space for a washing machine and tumble dryer. A door to the side provides access into the garden and there are further doors to a storage cupboard and double integral garage.

WC Room

The wc room has been designed and fitted by Alan Johnstone Studios and is fully tiled with fitted wc and wash hand basin with storage.

Mid Landing Level

An attractive carpeted staircase provides access to the mid landing level and door to the family room/bedroom 5.

Family Room/Bedroom 5

A large versatile room accessed via a small staircase. This room is carpeted and could be utilised as either a further reception room or 5th bedroom. There are windows to the front and side.

Upper Level Landing

A carpeted upper level landing provides access to 4 bedrooms, family shower room and storage cupboard which also houses the hatch to the attic access.

Master Bedroom

A large master bedroom with carpeted flooring, fitted double wardrobes with sliding doors and door providing access into the en suite bathroom. There is a window to the rear.

En Suite Bathroom

A large tiled En suite bathroom, designed and fitted by Alan Johnstone Studios. This comprises of wall hung wash hand basin and wc , large walk in shower, bath, chrome towel radiator and vanity led mirror with Bluetooth connection.

Bedroom 2

A double bedroom with fitted wardrobe with sliding doors, carpeted flooring and window to the rear.

Bedroom 3

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

Bedroom 4

A fourth bedroom with fitted wardrobe with sliding doors, carpeted flooring and window to the rear.

Family Shower Room

A designer shower room fitted by Alan Johnstone Studios which is fully tiled and comprises, large walk in shower, wc and fitted wash hand basin with storage, chrome towel radiator and LED mirror. There is a window to the front.

Gardens

The property is set on a large plot with attractive landscapes gardens to the front and rear. The South facing rear garden is fully enclosed with a high degree of privacy. There is a large lawned area, mono block patio which wraps around the rear of the property, tiered section with attractive railway sleeper and paved staircases, raised planters, outdoor lighting and an array of trees, plants, shrubs and flowers. There is a large timber summer house, ideal for entertaining or an outside office space with power and light. The garden to the front is predominantly laid to lawn with borders of shrubs and plants.

Integral Double Garage

A double integral garage with two 'Hormann ' electric doors to the side, power and light. There is additional light from two windows to the front.

Driveway

The property has a large mono block driveway to the front, which can accommodate 4 vehicles.

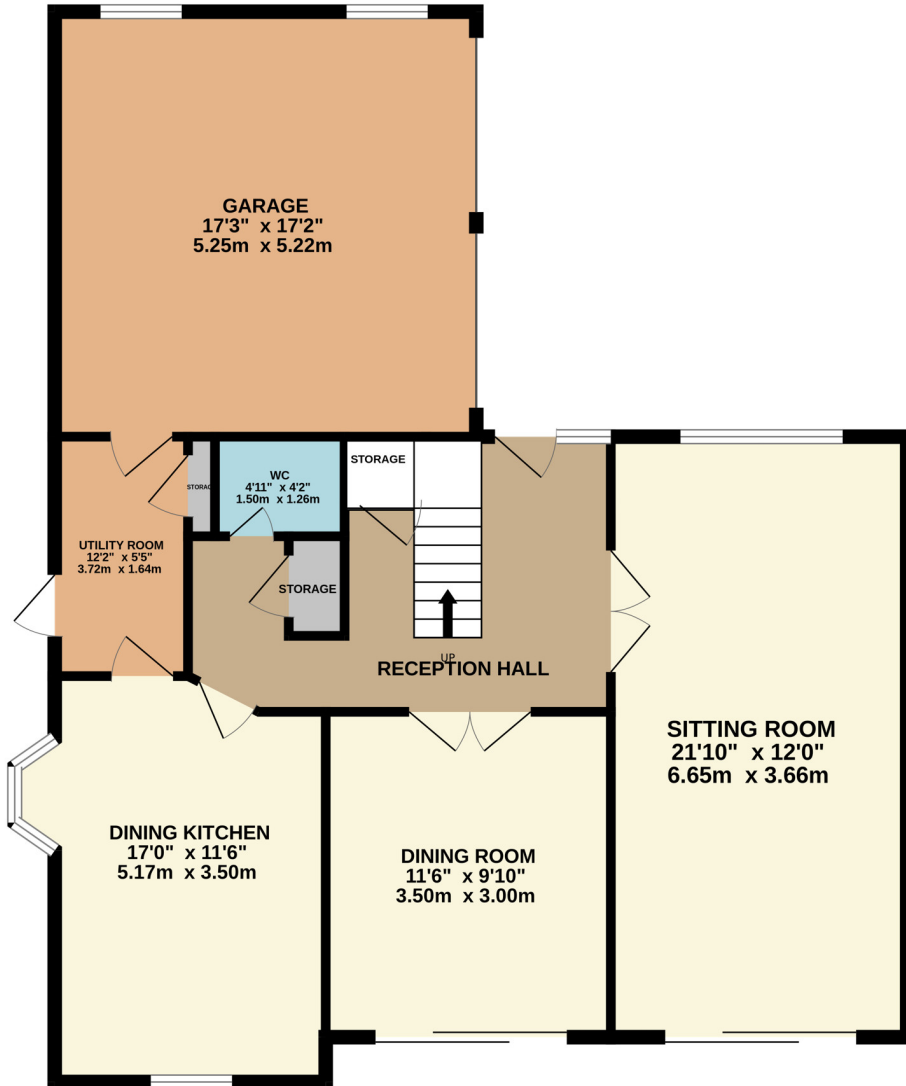
Heating

Gas central heating.

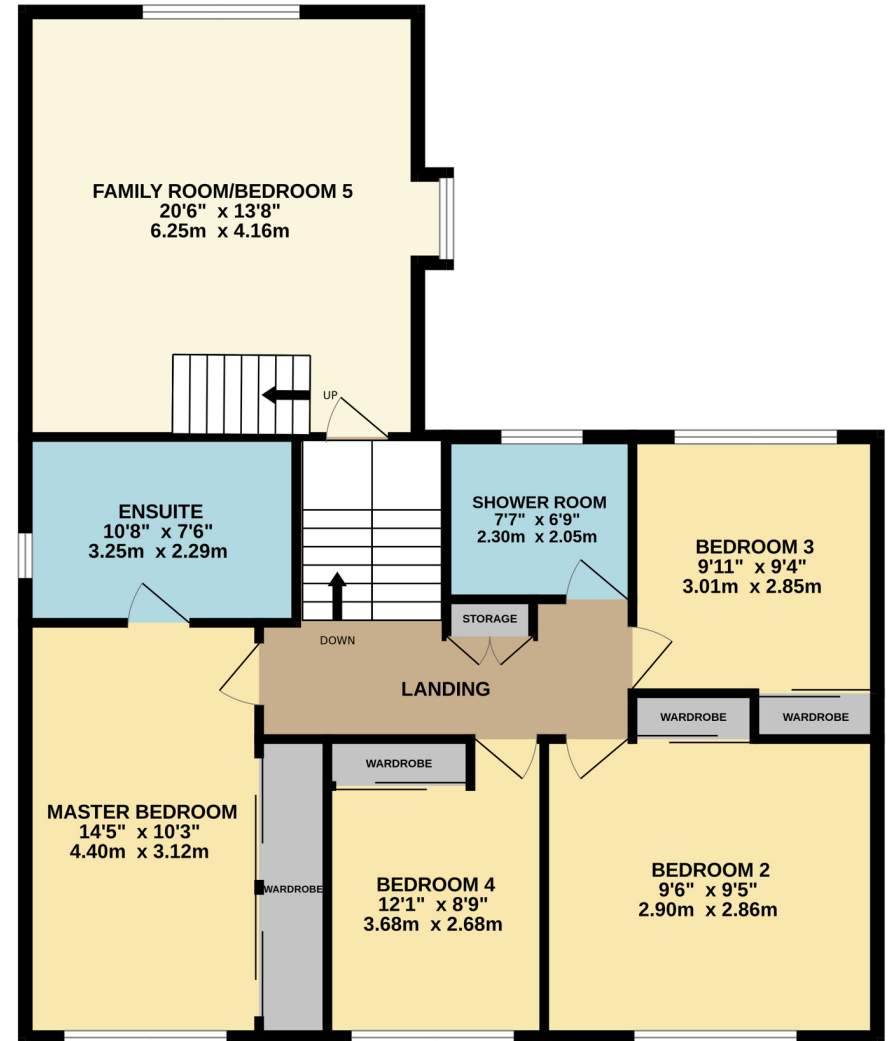
Alarm

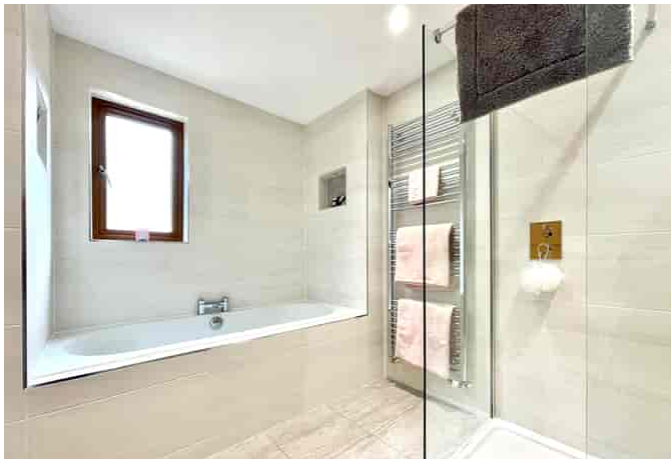
The property has an alarm system fitted.

GROUND FLOOR



1ST FLOOR

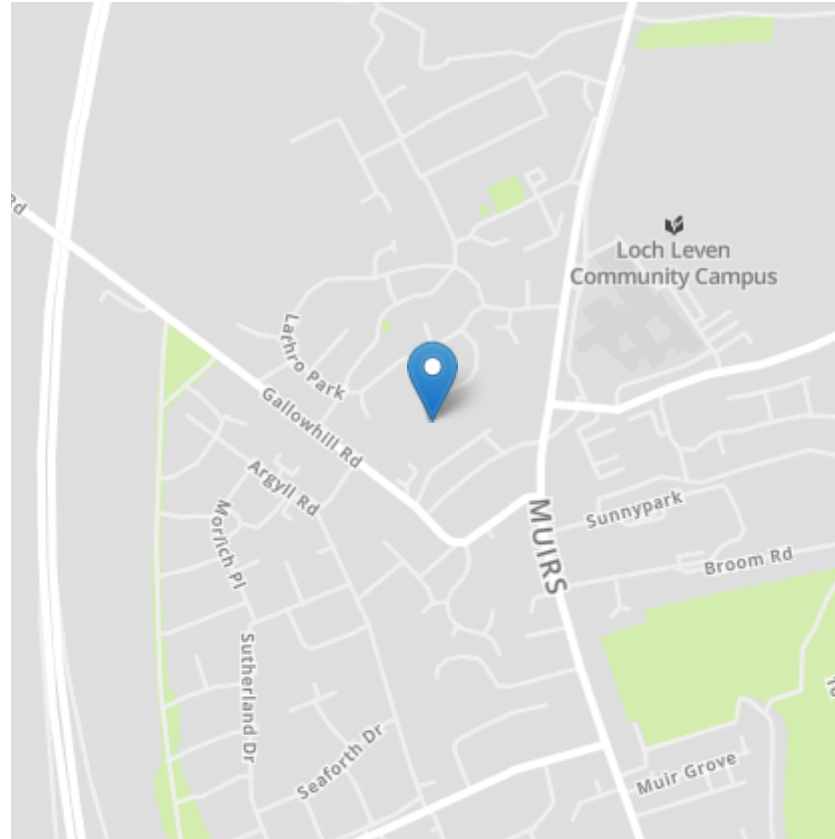






GALLOWHILL WYND, KINROSS - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the 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. Add to the mix a wide range of 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			
		75	83
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			
		71	78
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

