

14 Nan Walker Wynd, Kinross,



Law Location Life

14 | Nan Walker Wynd | Kinross |

Beautifully Presented Detached Villa which has been cleverly enhanced with a garage conversion to provide extra living space. The property is situated in a highly sought after residential location, close to the Loch Leven Heritage Trail and within walking distance of Kinross High Street.

The accommodation comprises; Entrance Hallway, Open Plan Sitting/Dining Room, Open Plan Dining Kitchen, Utility Room, WC/Cloakroom, Master Bedroom (En Suite Shower Room), 2 further Bedrooms and Family Bathroom.

Additionally there are attractive gardens to the front and rear, summer house/office with hot tub, gym/bar area and sauna and a mono block driveway.

Viewing is highly recommended to fully appreciate all this property has to offer.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There is vinyl flooring and doors providing access to the open plan sitting/dining room, utility room and wc/cloakroom.

Utility Room

The utility room has storage units at base level, with worktop, space and plumbing for washing machine and tumble dryer. There is a window to the side and vinyl flooring.

WC/Cloakroom

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

Open Plan Sitting/Dining Room

A fabulous open plan reception room with vinyl flooring, under stair cupboard, window to the front and open access to the dining kitchen.

Open Plan Dining Kitchen

A contemporary kitchen with storage units at base and wall levels, worktops and 11/2 bowl sink and drainer. Fitted appliances include double oven, microwave, gas hob and extractor fan. There are spaces for a fridge freezer and dishwasher. There is ample space for a dining table with French doors into the rear garden, window to the rear, door to the side and pantry cupboard.

Upper Level

A carpeted staircase with window to the side provides access to the upper level landing, with doors to 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

A double bedroom with carpeted flooring, fitted double wardrobe with sliding doors, window to the rear and door to the en suite shower room.

En Suite Shower Room

The en suite shower room comprises; wc, wash hand basin with storage, walk in shower, chrome towel radiator, laminate flooring and window to the rear.

Bedroom 2

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

Bedroom 3

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

Family Bathroom

The family bathroom comprises; bath with shower over, fitted wc and wash hand basin with storage, laminate flooring and window to the rear.

Gardens

The property has garden areas to the front and rear. The rear garden is enclosed and low maintenance with patio area, artificial grass and chipped area, perfect for entertaining.

Summer House/Office

A fantastic versatile outside space which could be used in a variety of ways. There are bifold doors to the front, power, light, carpeted flooring and electric heating.

Hot Tub/Gym/Bar & Sauna

Located off of the summer house/office there is a hot tub* and gym/bar area with doors providing access into the sauna*.

Driveway

The property benefits from a mono block driveway to the front, with parking for 2 vehicles.

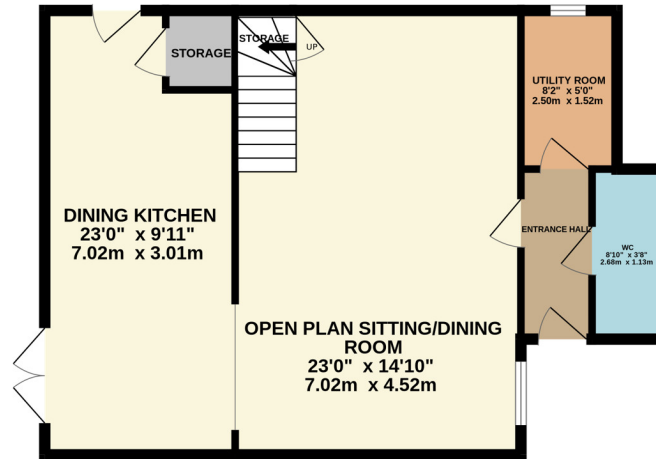
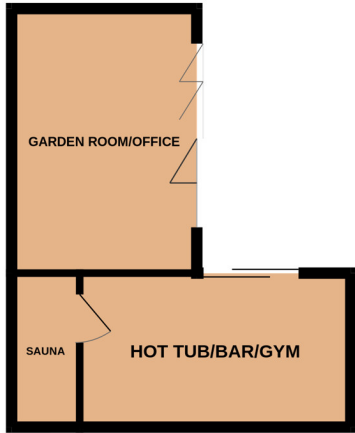
Heating

Gas central heating.

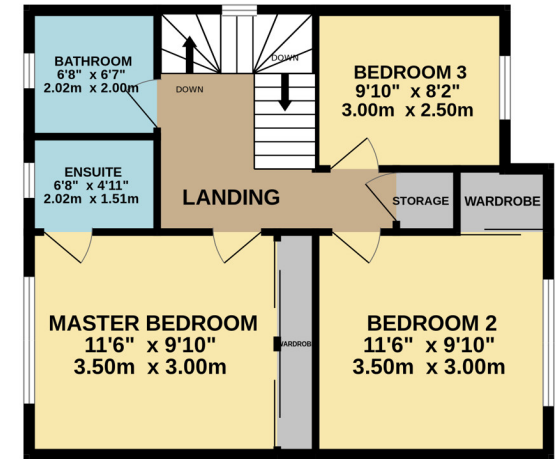
Note

* no warranties or guarantees

GROUND FLOOR

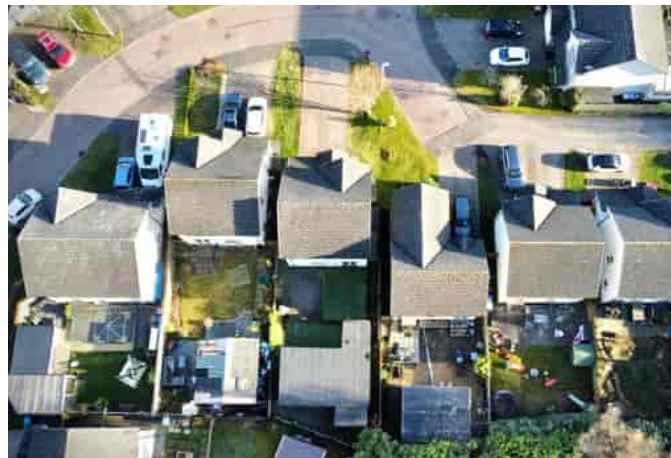


1ST FLOOR



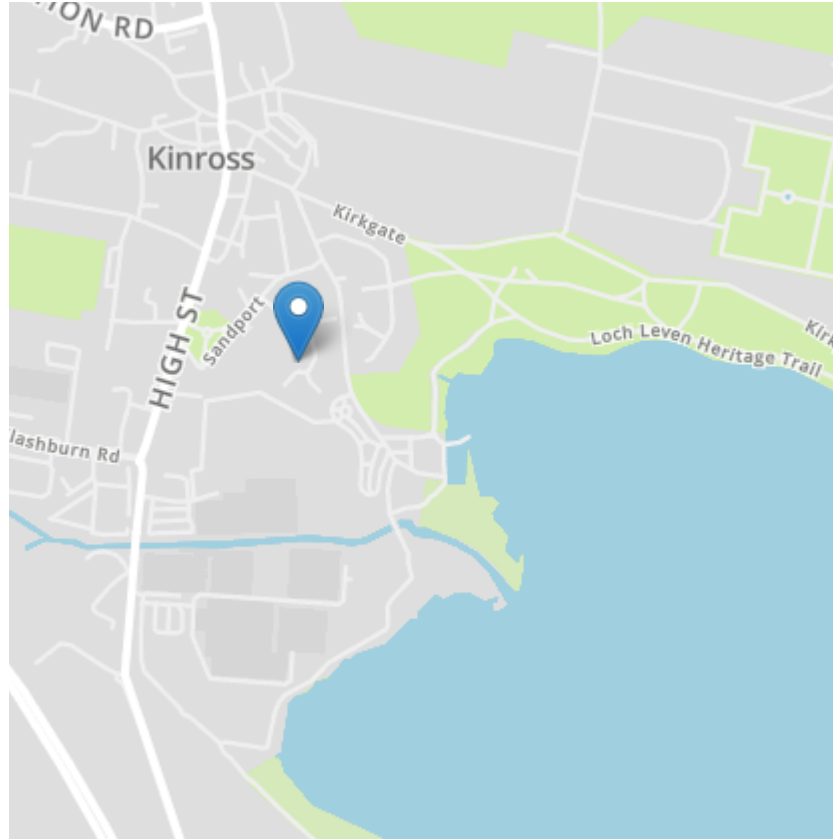
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

The sought after 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, 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			
		76	86
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			
		75	84
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

