

27 Simpson Wynd, Kinross



Andersons

Law Location Life

27 | Simpson Wynd | Kinross

An outstanding Detached Villa, beautifully presented throughout, situated in a highly sought after location, within walking distance of Kinross Town Centre and all local amenities.

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

The property further benefits from a lovely enclosed rear garden, an integral garage and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into a bright and welcoming reception hallway. There are doors to the sitting/dining room, w.c/cloakroom and staircase to the upper level.

Sitting/Dining Room

This spacious reception room has an under stair storage cupboard, window to the rear and door into the dining kitchen.

Dining Kitchen

A contemporary kitchen with storage units at base and wall levels, worktops, stainless steel sink and drainer, fitted oven and gas hob with extractor fan. There are spaces and plumbing for appliances, ample room for a small dining table and a window to the rear. Additionally a door with glass insert, provides access into the garden.

W.C/Cloakroom

The w.c/cloakroom comprises; w.c, pedestal wash hand basin and window to the front.

Upper Level

The landing provides access to the 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

A double room with built in wardrobes with sliding mirrored doors, storage cupboard, window to the front and door to the en suite shower room.

En Suite Shower Room

The modern en suite shower room comprises; w.c, pedestal wash hand basin, shower cubicle and chrome towel radiator. There is a window to the front.

Bedroom 2

A double bedroom with window to the rear.

Bedroom 3

The third double bedroom with a window to the rear.

Family Bathroom

The family bathroom comprises; w.c, pedestal wash hand basin and bath with shower attachment. There is a window to the side.

Gardens

The South East facing rear garden is fully enclosed and predominantly laid to lawn with raised timber planters, a good sized paved patio area, raised deck and stone built firepit .

Garage

The property benefits from an integral garage with power, light and up and over door.

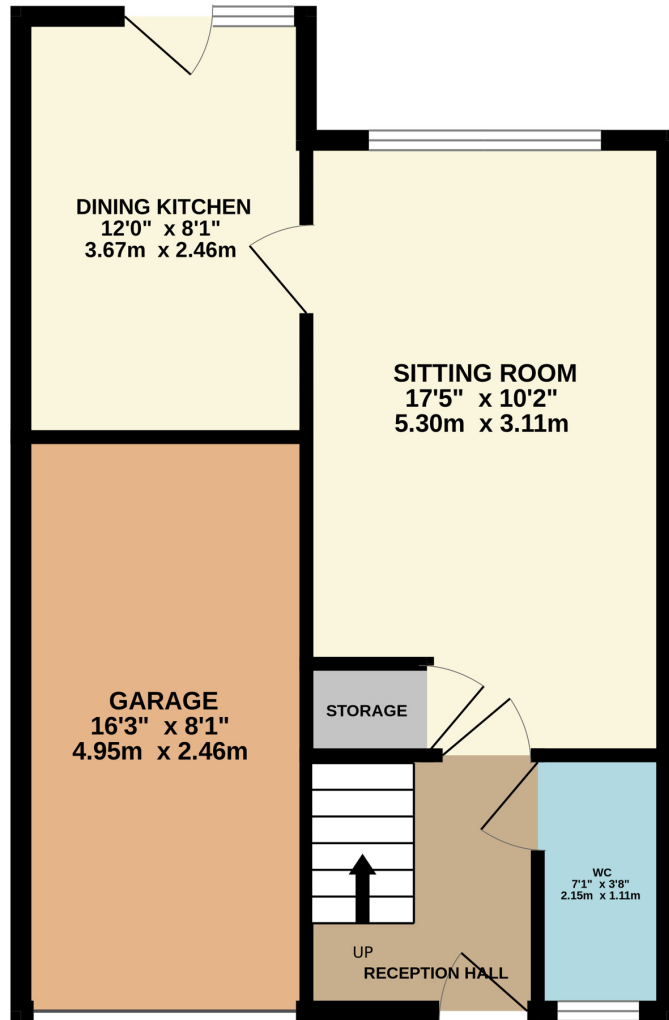
Driveway

To the front of the property is a mono block driveway with parking for two cars.

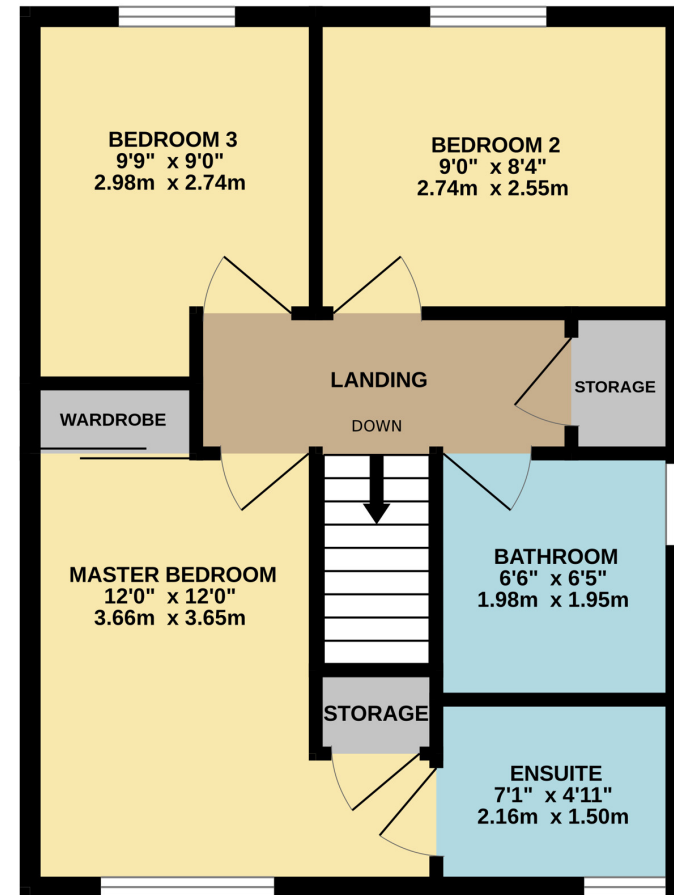
Heating

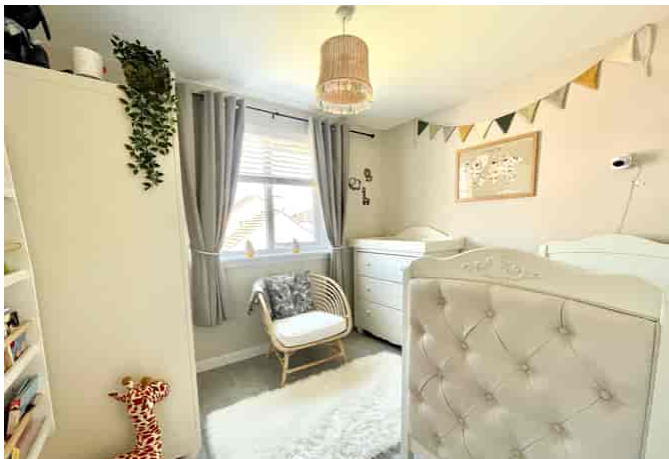
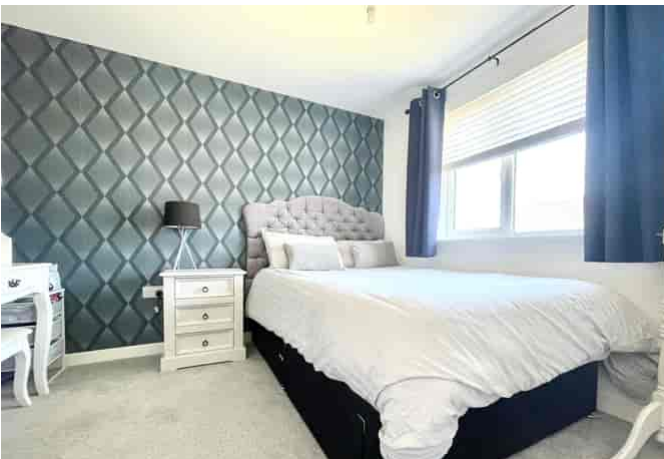
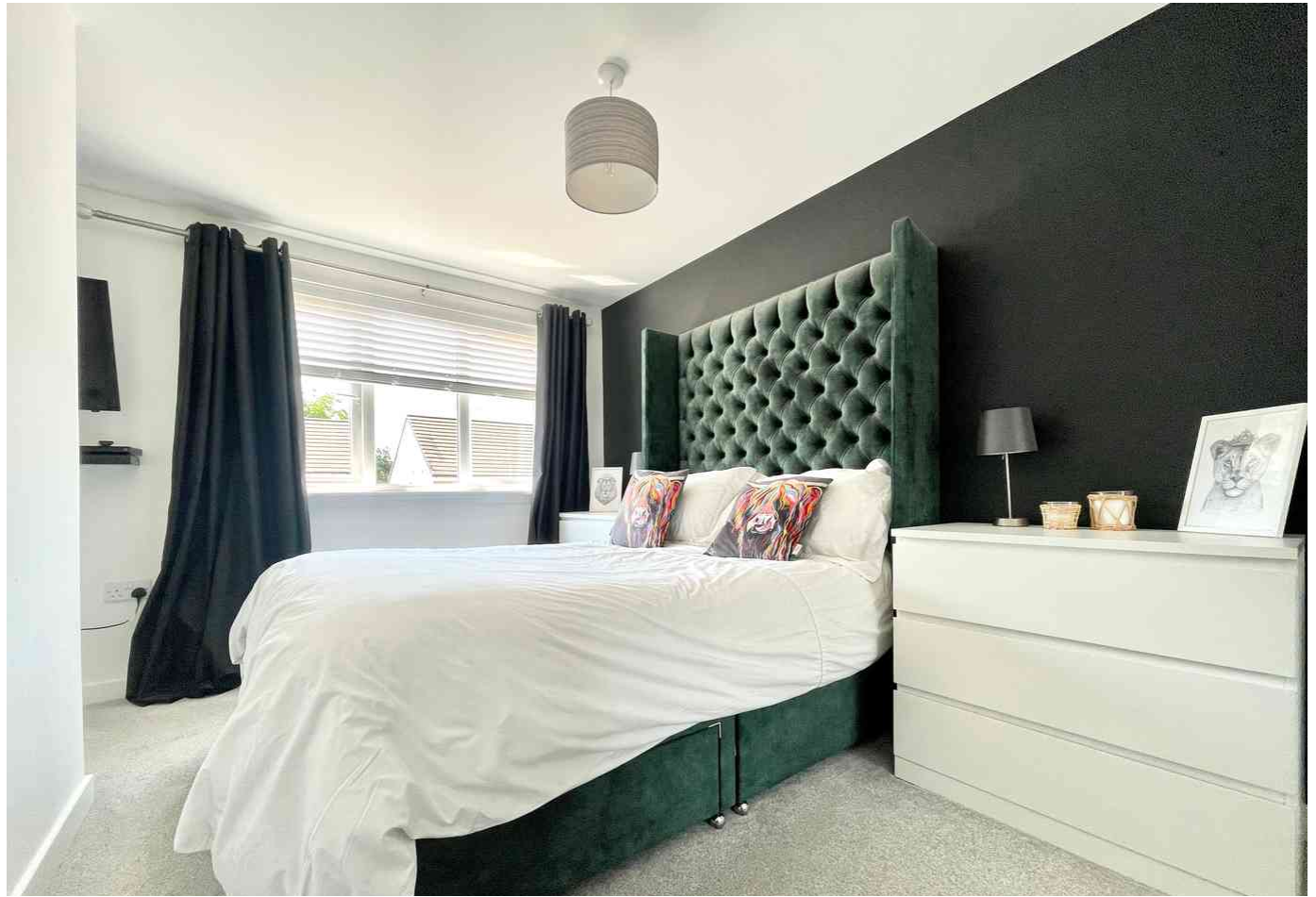
The property has gas central heating.

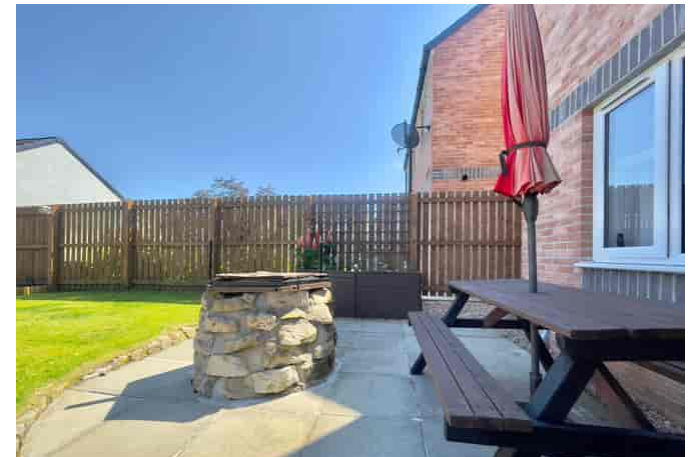
GROUND FLOOR



1ST FLOOR

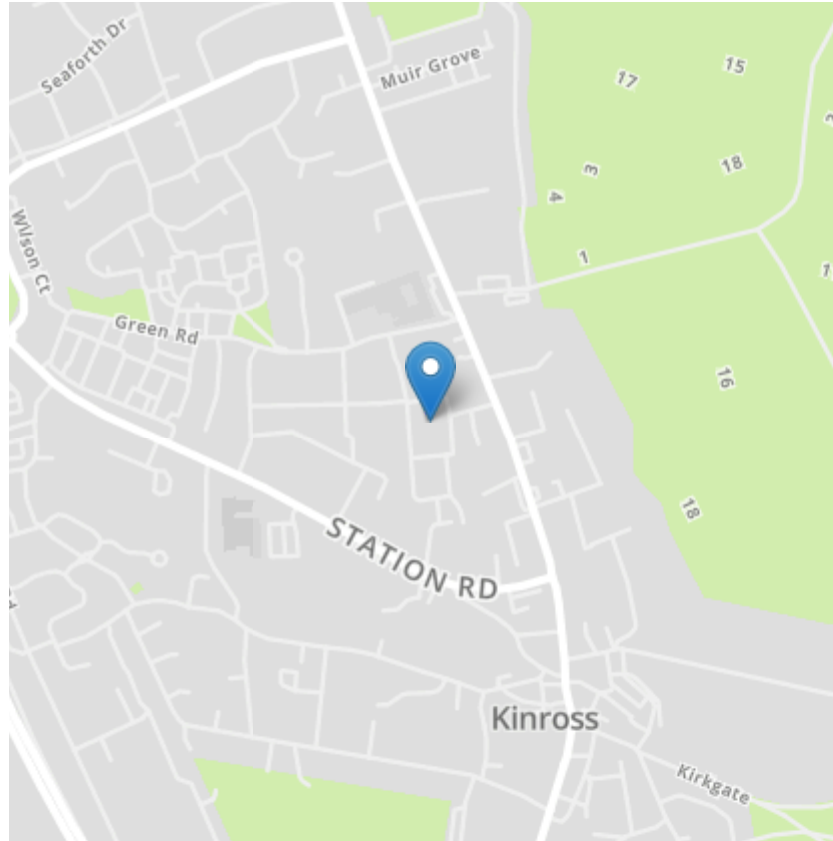






SIMPSON WYND, KINROSS - A BETTER PLACE TO LIVE

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			
(92-100)	A		91
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		92
(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			
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

