

31 Burnbank Meadows, Kinross



Law Location Life

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Detached Executive Villa in a much sought after residential development, within walking distance of all local amenities.

This well-proportioned family property offers spacious and flexible accommodation which comprises; Reception Hallway, Sitting Room, Dining Room, Garden/Family Room, Dining Kitchen, Utility Room, WC/Cloakroom, Master Bedroom (En Suite Shower Room), 3 further Double Bedrooms and Family Bathroom.

The property also further benefits from an integral double garage, driveway, gardens to the front and rear.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Access is gained to the front into the reception hallway. There is laminate flooring and doors providing access to the sitting room, dining room, dining kitchen, wc/cloakroom and staircase to the upper level.

Sitting Room

An attractive sitting room with laminate flooring and bay window to the front.

Dining Room

A formal dining room which could be utilised in a number of ways. This room has windows and French doors giving access to the rear garden and laminate flooring.

Dining Kitchen

An excellent dining kitchen with storage units at base and wall levels, including display shelving and pan drawers, worktops, splash back tiling and 1 1/2 stainless steel sink and drainer. Fitted appliances include oven, microwave, gas hob, extractor fan, fridge/freezer and dishwasher. This room has laminate flooring, window to the rear and can easily accommodate a dining table. There is open plan access into the sunroom/family room and door to the utility room.

Sunroom/Family Room

The sunroom/family room has French doors and windows to the side, windows to the rear and laminate flooring.

Utility Room

The utility room has plumbing for an automatic washing machine and dishwasher, a stainless steel sink unit and drainer and fitted storage cupboard. There is laminate flooring, window to the side and doors providing access into the rear garden and double integral garage.

WC/Cloakroom

The wc/cloakroom has vinyl flooring, wc and wall hung wash hand basin.

Upper Level

A carpeted staircase and landing provides access to four double bedrooms, the family bathroom and storage cupboard. There is also a hatch to the attic space and skylight to the front.

Master Bedroom

An excellent master bedroom with window to the front and carpeted flooring. This room has two fitted double wardrobes and door to an en-suite shower room.

En-Suite Shower Room

The en suite shower room has vinyl flooring and comprises; walk-in shower cabinet, fitted wash hand basin with storage drawers and w.c and part tiled walls. There is a skylight to the front.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Family Bathroom

A family bathroom with w.c, built-in wash hand basin and wc with storage, bath and separate double shower cabinet. There are 2 skylights to rear, part tiled walls and vinyl flooring.

Garage and Parking

Integral double garage with power, light and electric vehicle charging point. The mono block driveway to the front can accommodate 2 vehicles.

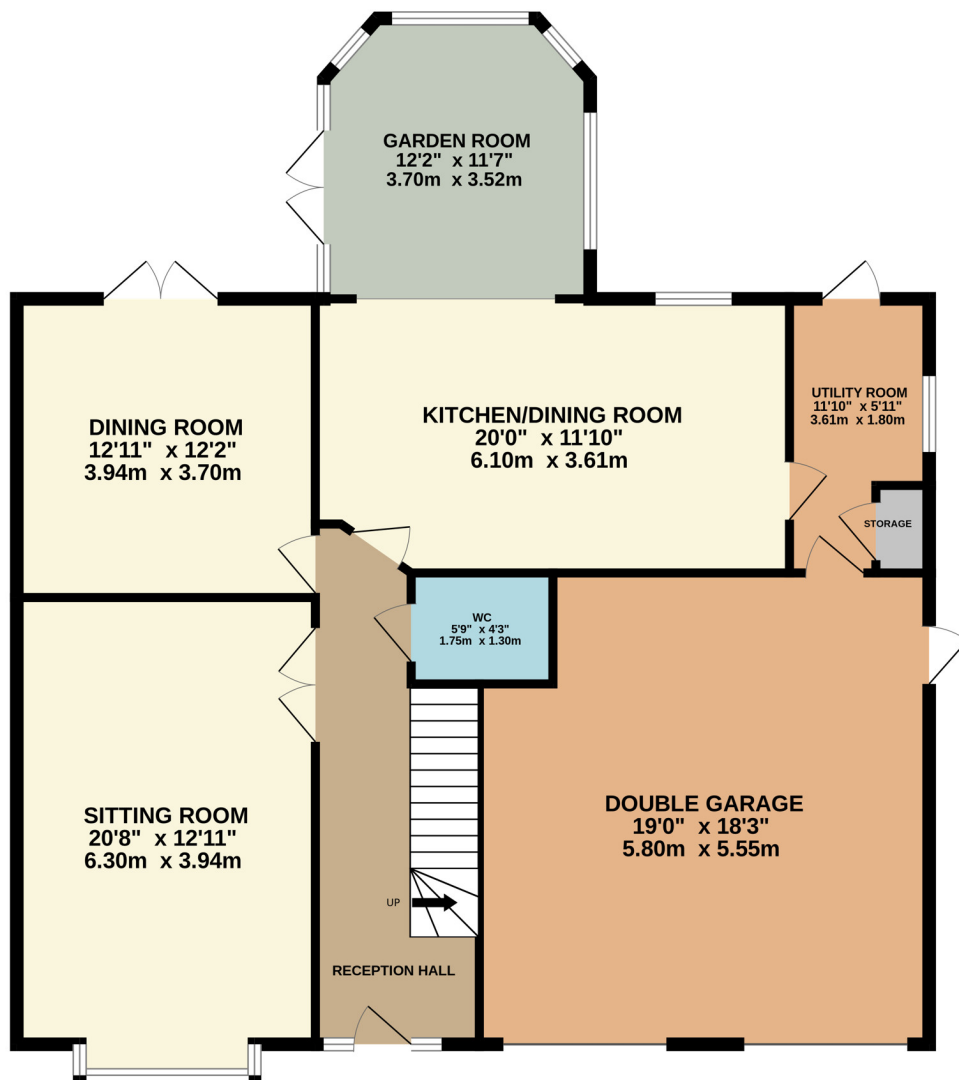
Gardens

The property is set on a generous plot. To the front there is a lawned garden. The rear garden is enclosed and predominantly laid to lawn.

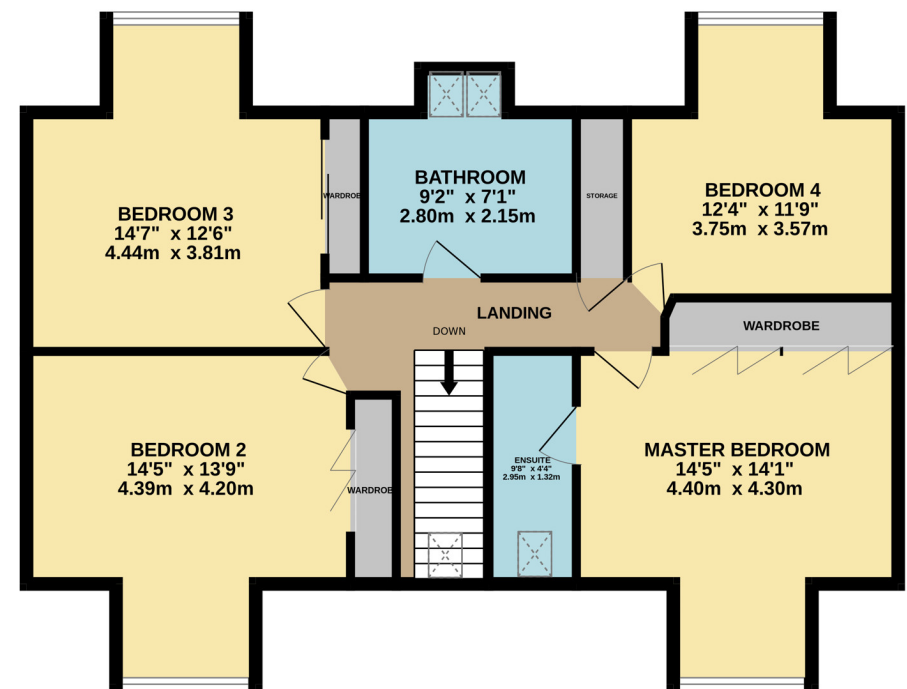
Heating

Gas Central Heating

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.

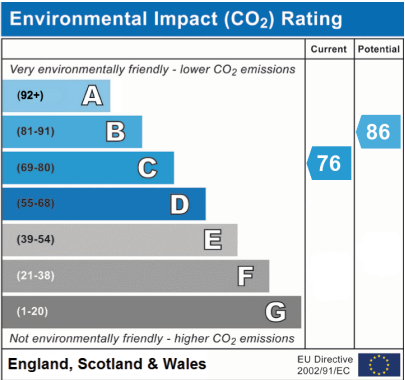
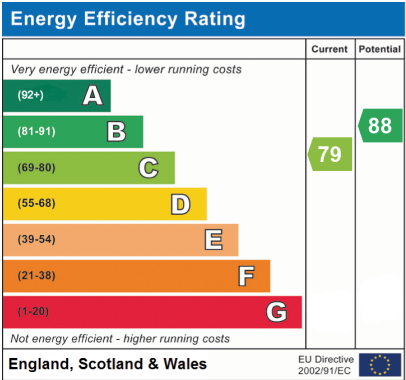
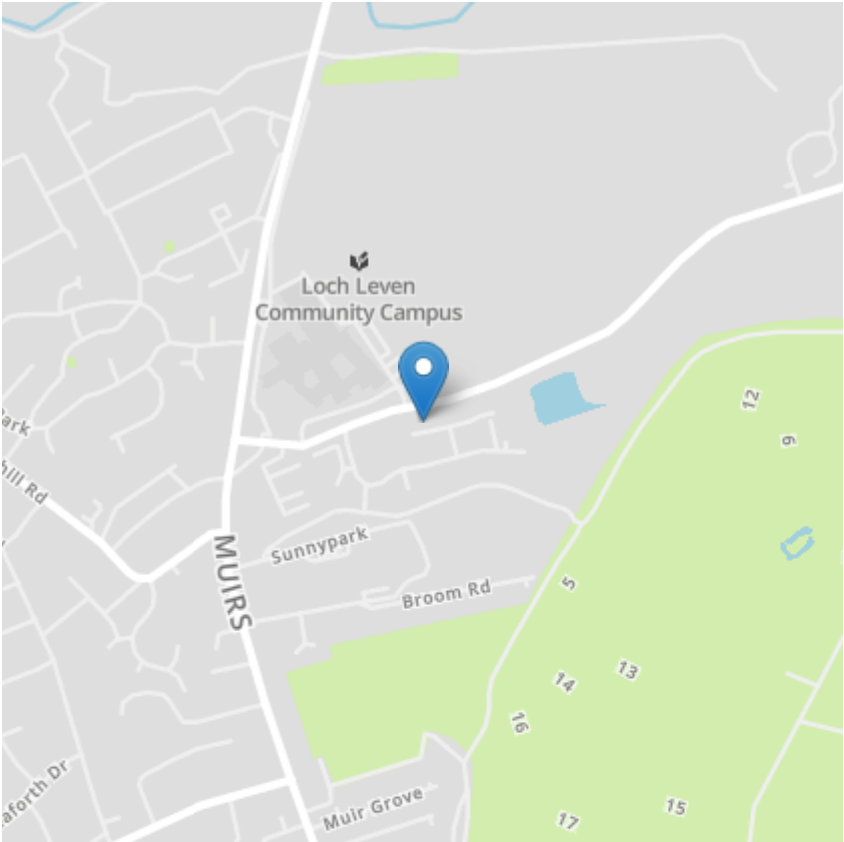
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BURNBANK MEADOWS, KINROSS - A BETTER PLACE TO LIVE

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

