

9 Sandport Close, Kinross



Law Location Life

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A Well Appointed Mid-Terraced Villa, situated in a popular residential location close to the Loch Leven heritage trail and within easy walking distance of the Town Centre amenities. The property would be an excellent first time buy, or investment opportunity as a Buy-To-Let.

The accommodation comprises; Entrance Vestibule, Sitting/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms and Family Bathroom.

Externally, the property benefits from an enclosed South East facing rear garden and there are two allocated off-street parking spaces to the front of the property.

Viewing is highly recommended of this property.





Accommodation

Entrance Vestibule

Entry is gained from the front into the entrance vestibule. There is laminate flooring and a door providing access into the sitting/dining room.

Sitting/Dining Room

A well-presented reception room with window to the front. There is laminate flooring, open plan access to the carpeted staircase to the upper level and a door into the kitchen/breakfast room. This room can accommodate a dining table as well as lounge furniture

Kitchen/Breakfast Room

Well-proportioned kitchen/breakfast room with a range of storage units at base and wall levels, contrasting worktop surfaces including a fitted breakfast bar. There is an electric oven, 1 1/2 bowl stainless steel sink and drainer, spaces and plumbing for other appliances and vinyl flooring. Additionally, there is a window looking onto the enclosed rear garden and door providing direct access to same.

Upper Level

The carpeted upstairs landing gives access to two double bedrooms, the family bathroom, a storage cupboard and has a hatch to the loft space which provides further storage.

Bedroom 1

A large double bedroom with laminate flooring, a window to the rear and a built-in double wardrobe.

Bedroom 2

Another double bedroom which has a window to the front, built in wardrobe and laminate flooring.

Family Bathroom

The tiled family bathroom comprises; bath with 'Mira Jump' shower over, pedestal wash hand basin and wc. Additionally, there is laminate flooring.

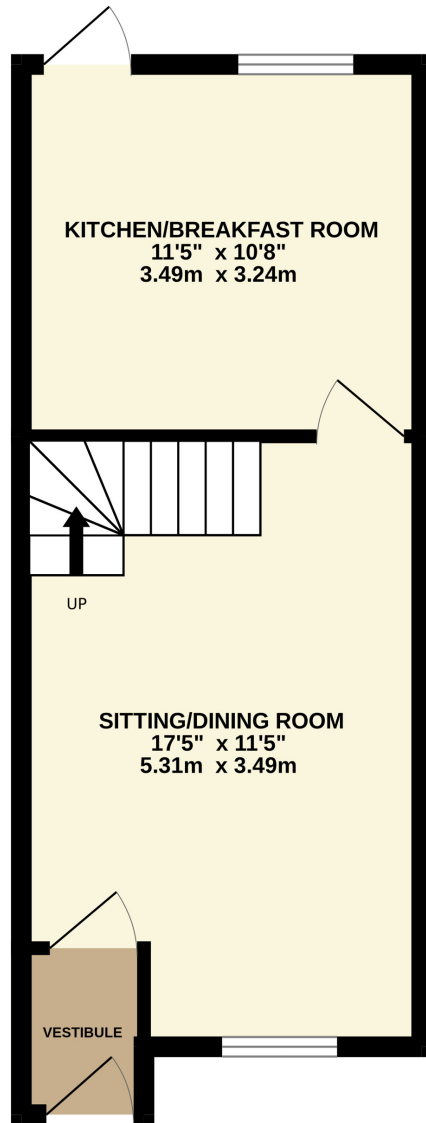
Gardens & Parking

There is a fully enclosed private South East facing garden to the rear. The garden is low maintenance and fully paved. There is designated off-street parking to the front, where the property benefits from 2 allocated spaces..

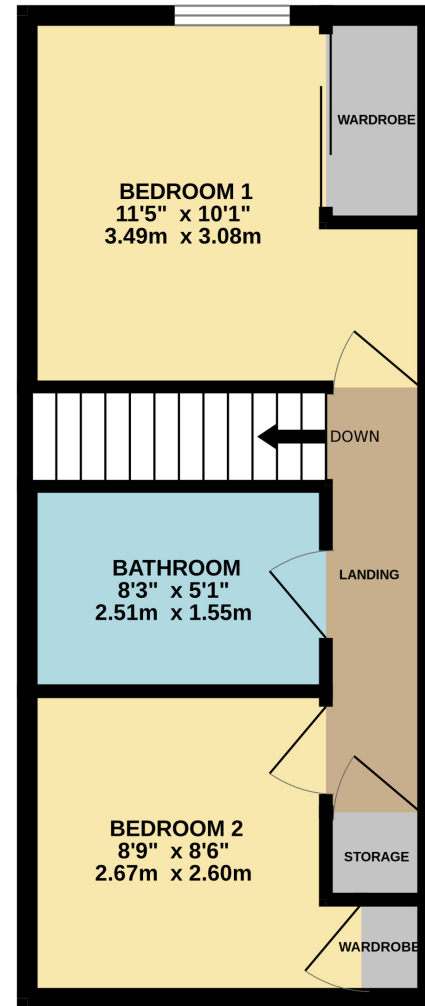
Heating

Electric heating system.

GROUND FLOOR



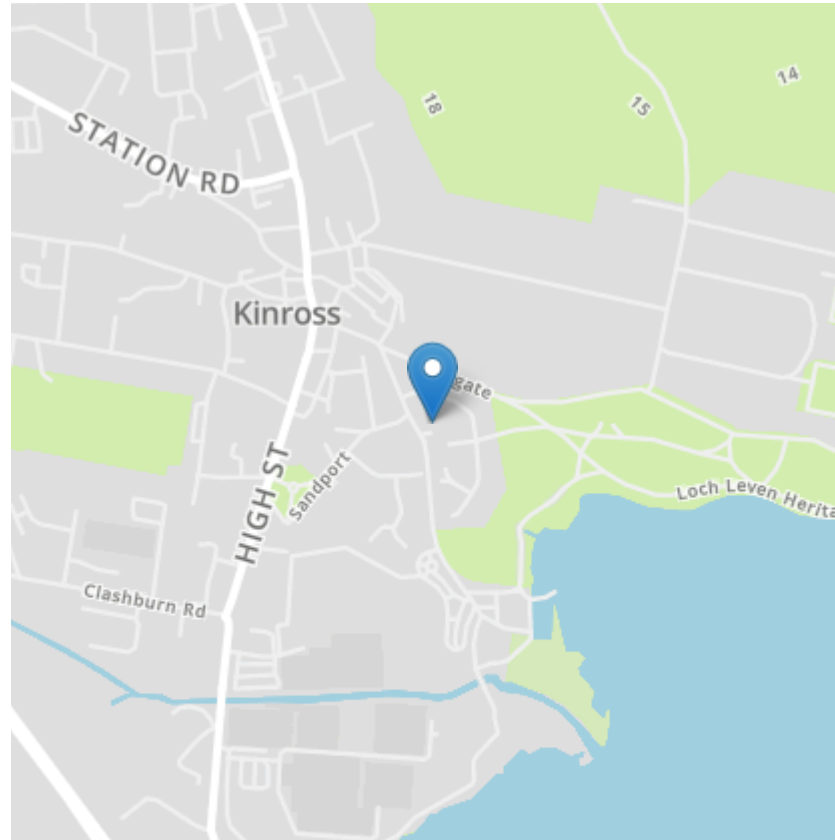
1ST FLOOR





SANDPORT CLOSE, 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.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

