

34 Simpson Wynd, Kinross



Law Location Life

# 34 | Simpson Wynd | Kinross

An Outstanding Extended Detached Villa, with beautifully presented interior, including a superb Open Plan Kitchen/Dining/Sitting Room. Located in a sought after residential area, the property was built by Persimmon Homes and is conveniently situated, just a few minutes walk from Kinross Town Centre and all local amenities.

The accommodation comprises; Reception Hallway, Open Plan Kitchen/Dining/Sitting Room, W.C/Cloakroom, Master Bedroom (En Suite Shower Room), 2 further Double Bedrooms & Family Bathroom.

The property further benefits from a South West facing enclosed rear garden and mono block driveway.

Viewings are highly recommended and strictly by appointment only.







## Accommodation

### Reception Hallway

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

### Open Plan Kitchen/Dining/Sitting Room

A superb feature of this property is the extended open plan kitchen/dining/sitting room. The contemporary kitchen has storage units at base and wall levels with pan drawers, pantry cupboard, complementary worktops and sink. Fitted appliances include oven, combination microwave, gas hob, extractor fan and American fridge freezer\*. There is space and plumbing for a washing machine and dishwasher. A breakfast bar with seating for 4, also incorporates additional storage units and a fitted wine cooler. There is ample space for a dining table and French doors into the rear garden from the sitting room area. Additionally there are windows to the front and rear, 3 vertical radiators and Karhs flooring.

### W.C/Cloakroom

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

### Upper Level

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

### Master Bedroom

A carpeted double room with fitted double wardrobe 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 and shower cubicle. There is a window to the front and vinyl flooring.

### Bedroom 2

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

### Bedroom 3

The third double bedroom with a window to the rear and carpeted flooring.

### Family Bathroom

The family bathroom comprises; w.c, pedestal wash hand basin, bath, vinyl flooring and window to the side.

### Gardens

The South West facing rear garden is fully enclosed and predominantly laid to chip, with patio area, tree and storage shed.

### Driveway

To the front of the property is a mono block driveway with parking for 2/3 cars.

### Heating

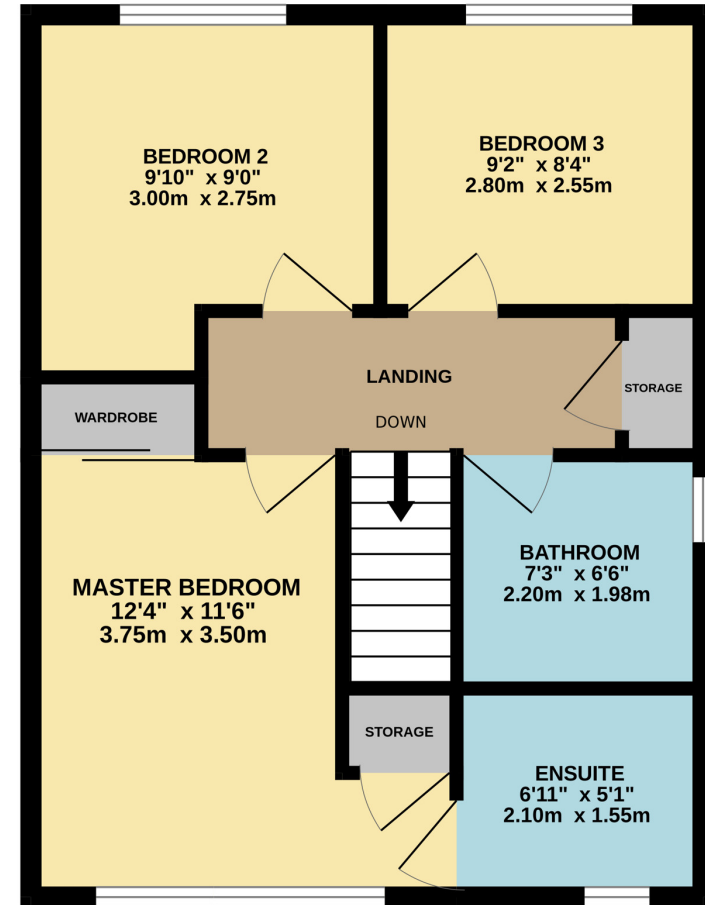
The property has gas central heating.



GROUND FLOOR



1ST FLOOR





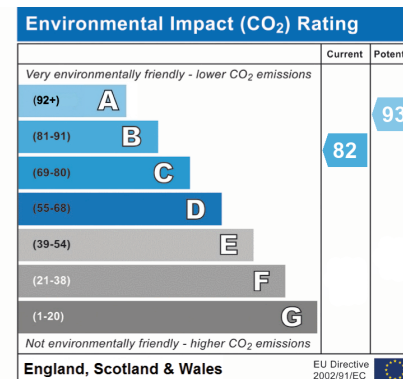
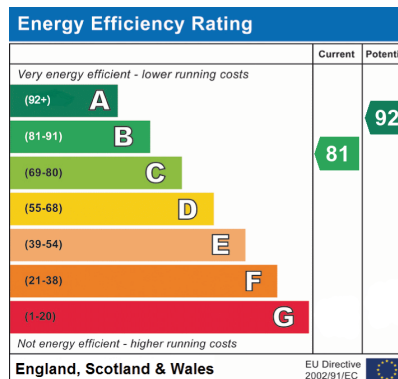
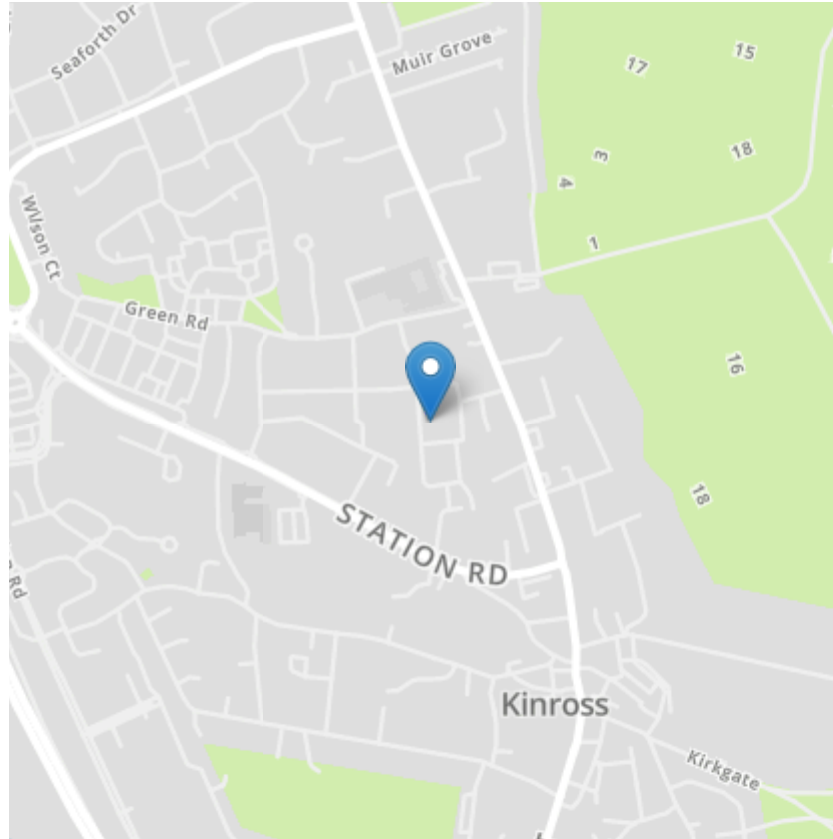






# SIMPSON WYND, KINROSS - A BETTER PLACE TO LIVE

The 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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#### Partners

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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

