

15 Whitecraigs, Kinnesswood,



Law Location Life

15 Whitecraigs | Kinnesswood |

Enjoying open aspects over Loch Leven and the surrounding countryside, this beautifully presented Detached Bungalow, is set on a large corner plot in the sought after village of Kinnesswood.

The spacious accommodation comprises; Entrance Porch, Dining Kitchen, Sitting Room, Utility Room, Rear Porch, Master Bedroom with En Suite Wet Room/Bathroom, 2 further Bedrooms and Family Shower Room.

Additionally, the property has sizeable gardens to the front and rear, driveway and detached garage.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entry

Entry is gained from the front into the entrance porch. There is laminate flooring, window to the side and door into the dining kitchen.

Dining Kitchen

The sizeable dining kitchen has contemporary storage units at base and wall levels, pan drawers, worktop and stainless steel 1 1/2 bowl sink and drainer. Appliances include a 'Flavel' Range and electric hob, extractor fan and American fridge freezer*. Additionally, there is laminate flooring, double doors to the sitting room, door to the inner hallway and windows to the side and front, with views towards Loch Leven.

Sitting Room

The bright and spacious sitting room has double windows to the front again affording stunning views over Loch Leven, laminate flooring and door into the inner hallway.

Inner Hallway

The inner hallway has laminate flooring and doors providing access to the sitting room, dining kitchen, utility room, 3 bedrooms, family shower room and 2 storage cupboards. There is a hatch to the attic.

Utility Room

A well appointed and good sized utility room with storage units at base and wall levels, worktop, splashback tiling and stainless steel sink unit and drainer. There is plumbing and space for a washing machine and tumble dryer/dishwasher, laminate flooring and a door to the garden porch.

Garden Porch

The garden porch has laminate flooring, windows to the front and side and door to the rear into the garden.

Master Bedroom

A double bedroom with carpeted flooring, window overlooking the rear gardens and Bishop Hill and fitted wardrobe with mirrored doors. There is a sliding door which provides access to the en-suite bathroom/wet room.

En-Suite Bathroom

The en-suite bathroom/wet room finished comprises; free standing roll top bath, separate shower, w.c and wash hand basin, there is slate tiling and wet wall finishes, chrome towel radiator and window to the side.

Bedroom 2

A double bedroom with carpeted flooring, window to the rear with views towards Bishop Hill and fitted wardrobe with double doors.

Bedroom 3

A third bedroom with laminate flooring, fitted wardrobe with mirrored doors and window to the rear with views over Bishop Hill.

Shower Room

The shower room is well presented and comprises w.c, pedestal wash hand basin and shower cabinet. There is Wet wall and tiled finishes, chrome towel radiator, vinyl flooring and window to the side.

Gardens

The gardens are a real feature of the property and are set on a generous corner plot. The sizable front garden is laid to lawn, with the large rear garden recently landscaped with artificial grass with sleeper borders, grass and patios. There is a green house and 2 timber sheds and access to the side of the garage. The garden has outstanding views of Bishop Hill and Loch Leven.

Driveway & Garage

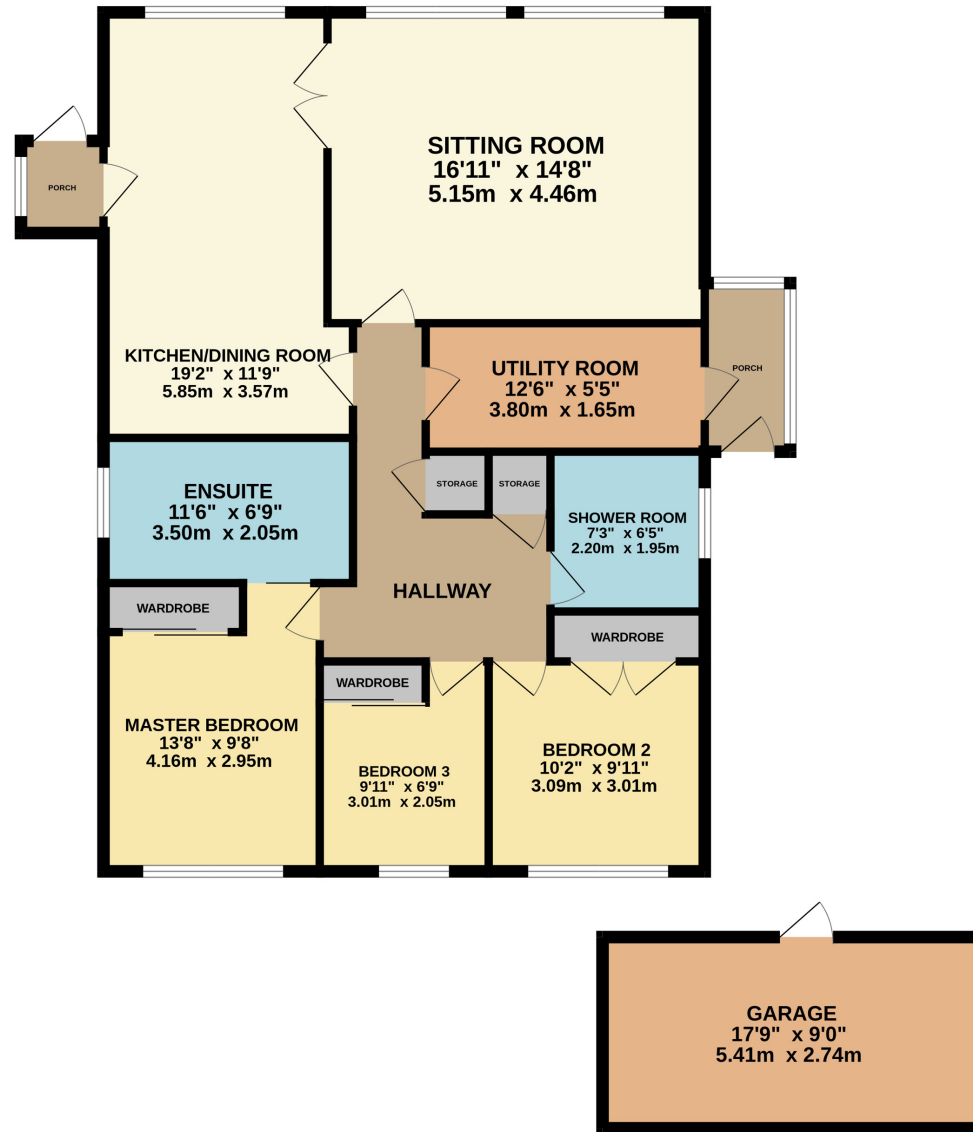
The driveway provides off street parking for several vehicles. There is also an additional rear driveway with detached garage with single paneled up and over door, power and light.

Heating

The property has oil central heating.

* No guarantees or warranties

GROUND FLOOR

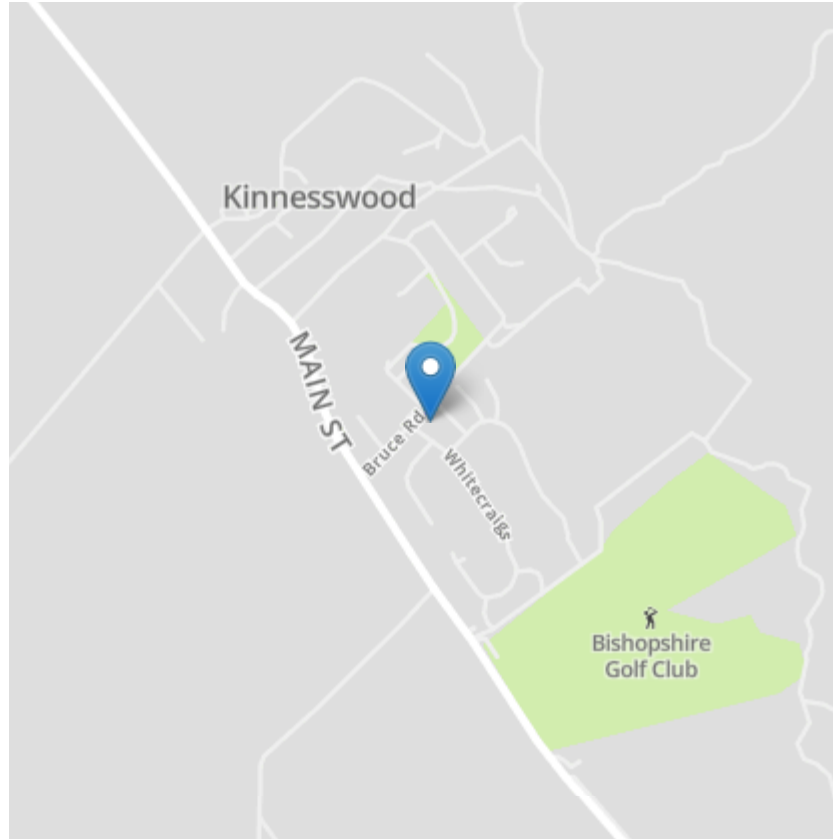






15 WHITECRAIGS, - A BETTER PLACE TO LIVE

Kinnesswood is situated in Kinross-shire and is a beautiful village set below Bishop Hill and overlooking Loch Leven. It won 'Best Village in UK' in the 2023 Britain in Bloom awards and is home to the Michael Bruce Way, a delightful walk linking Kinnesswood and Scotlandwell. The village boasts a nine-hole golf course and some lovely buildings dating from the 18th and 19th Centuries. Amenities include the highly regarded Portmoak Primary School, village shop and garage. The RSPB Loch Leven nature reserve is within close proximity, as well as the renowned Loch Leven Heritage Trail, providing a 20km walking and cycling route around Loch Leven, with 5 cafes en route, with local inns at Wester Balgedie and Scotlandwell. The property gives easy access to Bishop Hill and the extensive trail networks in the Lomond Hills providing opportunities for walkers, runners and mountain bikers. Bishop Hill is a key location for paragliding along with the Scottish Gliding Centre at Scotlandwell. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross High School is widely recognised as one of the best comprehensive schools in the country and there are a host of public schools within easy travelling distance, including Dollar Academy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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+)	A		74
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(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

