

34 Gallowhill Road, Kinross



Law Location Life

34 | Gallowhill Road | Kinross

A Substantial Detached 4/5 Bedroom Family Home, situated in a highly sought after residential location in the centre of Kinross. The property is in pristine condition throughout and boasts spacious and flexible living space.

The accommodation comprises; Reception Hallway, Open Plan Sitting/Dining Room, Conservatory, Family Room/Bedroom 5, Dining Kitchen, Utility Room, WC/Cloakroom, Master Bedroom with Dressing Area and En Suite Shower Room, 3 further Double Bedrooms and Family Bathroom.

Additionally, the property is set in attractive South West facing gardens, with integral garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is gained from the front via a covered entrance into a spacious and welcoming reception hallway. There is laminate flooring and doors providing access into the open plan sitting/dining room, dining kitchen, family room/bedroom 5, wc/cloakroom and two storage cupboards. There is a staircase providing access to the upper level.

Open Plan Sitting/Dining Room

A fantastic open plan sitting/dining room, with laminate flooring, large window to the front and sliding patio doors into the conservatory. There is a timber fireplace with wood burning stove and ample space for a large dining table.

Conservatory

A large conservatory with tiled flooring and windows to the sides and rear, with French doors into the garden.

Family Room/Bedroom 5

The family room could be utilised as a 5th bedroom, it has a window to the front, laminate flooring and door to the integral garage.

Dining Kitchen

A contemporary styled kitchen with worktops, storage units at base and wall levels, double oven with gas hob, extractor fan, integrated dishwasher and stainless steel 1 1/2 bowl sink and drainer. There is space for a fridge freezer, tiled flooring, large window over looking the rear garden and door to the utility room.

Other features include ample space for a small dining table.

Utility Room

Good sized utility room with tiled flooring, window to the side and door to the rear. Stainless steel sink and drainer, units at base and wall level, worktop and spaces for a washing machine and tumble dryer.

WC/Cloakroom

A contemporary wc/cloakroom which comprises; wc, pedestal wash hand basin and chrome towel radiator. There is a window to the side and laminate flooring.

Upper Level

A carpeted staircase with timber balustrade provides access upstairs to a spacious landing with window to the front and doors to four bedrooms, family bathroom and 3 storage cupboards. There is a hatch to the attic space.

Master Bedroom

A large double bedroom with window to front, fitted wardrobe and carpeted flooring. There is open access into the dressing area.

Dressing Area

The dressing area has carpeted flooring, two fitted wardrobes and door to the en suite shower room.

En-Suite Shower Room

A contemporary fully tiled en-suite shower room which comprises; wc, built in vanity unit with wash hand basin and storage, corner shower cubicle and LED touch mirror cabinet. There is a window to the side.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

A contemporary, partially tiled family bathroom comprising; wc, pedestal wash hand basin, bath with shower attachment and chrome towel radiator. There is a window to the rear and tiled flooring.

Garage & Driveway

The property has an integral garage, which is accessed from the family room/bedroom 5. It has a window and door to the rear, power, light and garage door to the front. The mono block driveway is to the front of the property and can accommodate 2/3 vehicles.

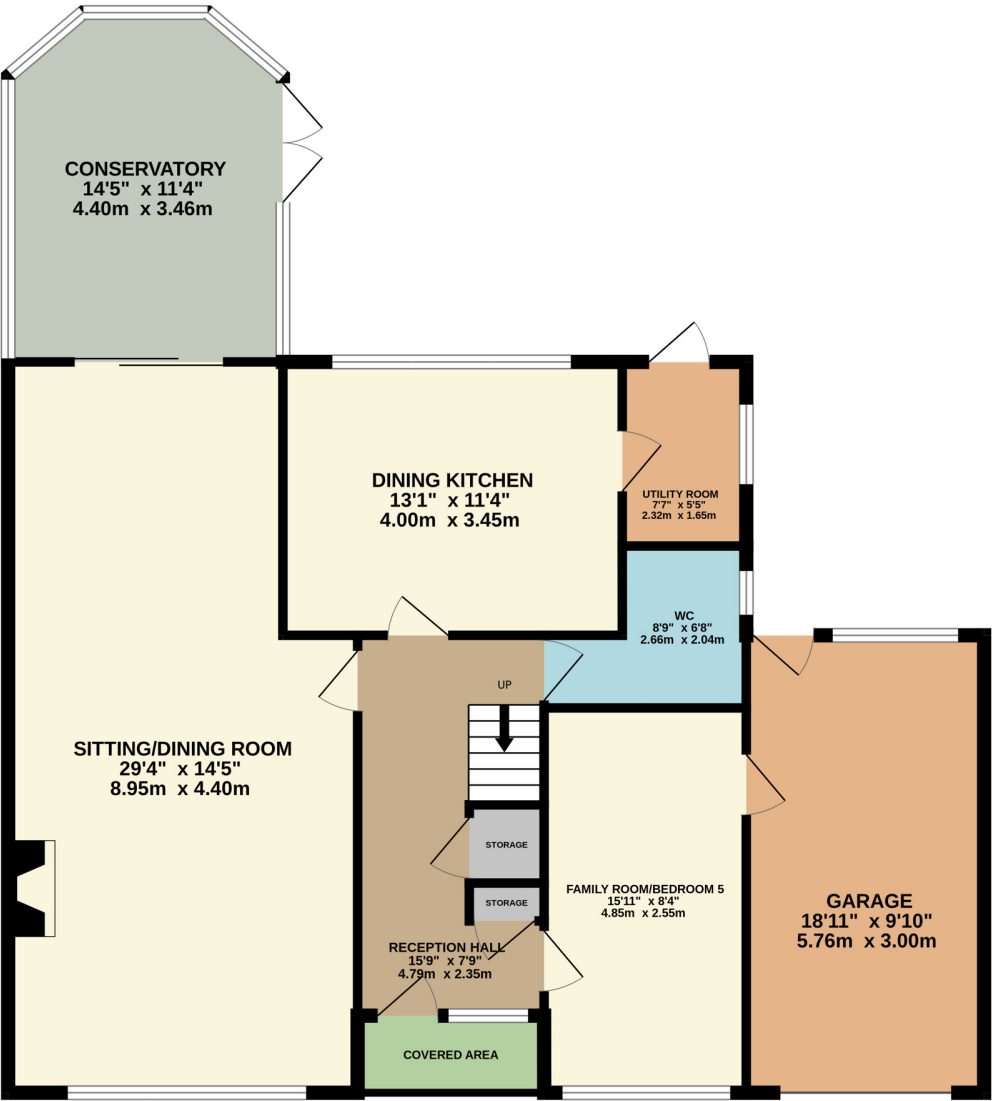
Gardens

The property is set attractive gardens to the front and rear. The enclosed rear garden is South West facing with lawn, chipped and patio areas and has a large timber shed. The front garden is laid to lawn with a privacy hedge.

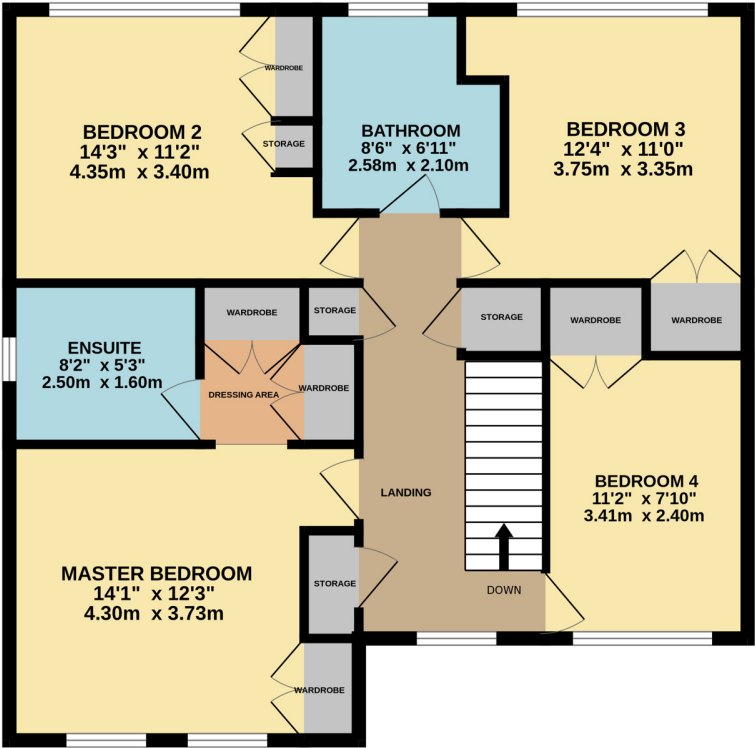
Heating

The property benefits from gas central heating.

GROUND FLOOR



1ST FLOOR



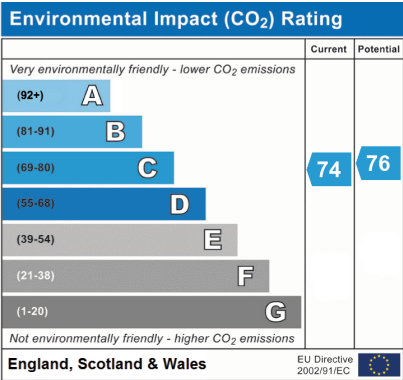
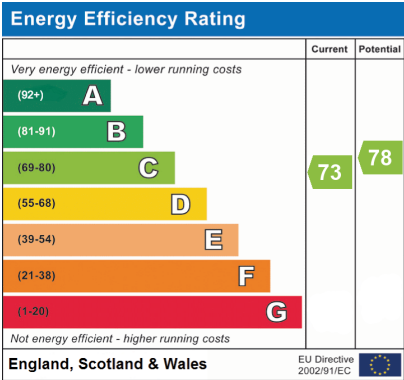
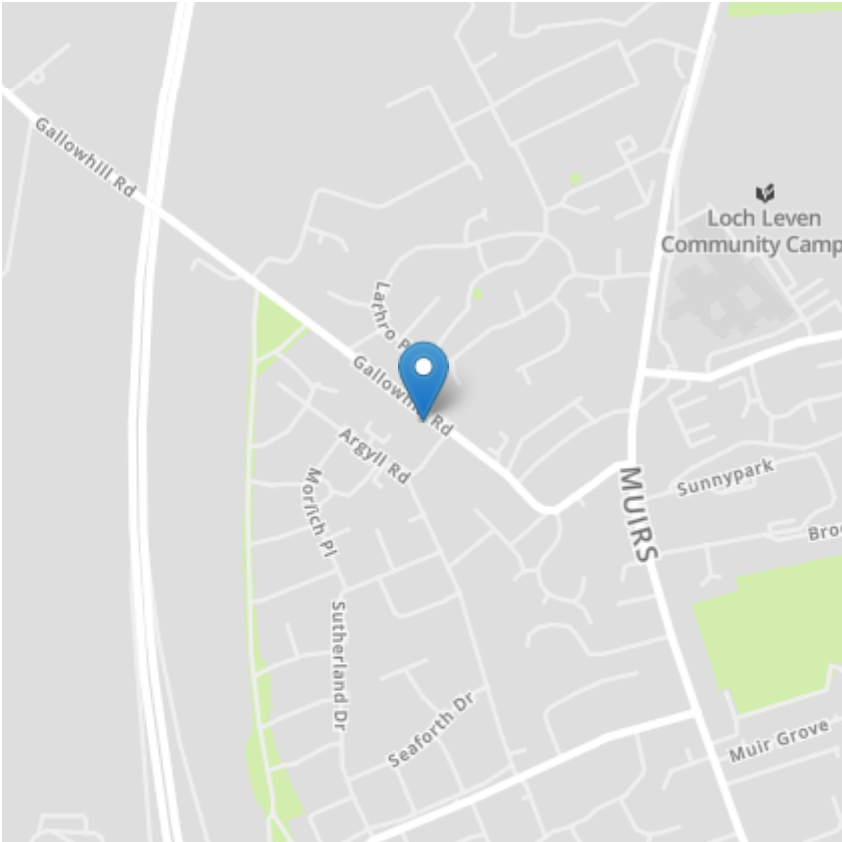
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GALLOWHILL ROAD, 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. 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, 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.



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.

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