

12 Green Wood, Kinross



Andersons

Law Location Life

12 | Green Wood | Kinross

Rarely available, this 4/5 Bedroom Executive Detached Villa occupies a large plot and is situated in a prime residential location, within easy walking distance of Kinross Town Centre and all local amenities.

Beautifully presented throughout, the property boasts both spacious and flexible accommodation and would make an ideal family home.

The accommodation comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Dining Room/Bedroom 5, Split Level Family Room, Breakfasting Kitchen, Utility Room, WC/Cloakroom, Master Suite (Dressing Room & En Suite Shower Room), Guest Bedroom (En Suite Shower Room), 2 further Double bedrooms and Family Bathroom.

Externally the property is set in delightful West facing gardens to the front and rear and further benefits from an integral double garage and mono block driveway.

Viewing is highly recommend and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is tiled flooring and door providing access into the reception hallway.

Reception Hallway

The reception hallway has 'Kamdean' flooring, doors providing access into the sitting room, breakfasting kitchen, family room, wc/cloakroom, utility room and under stair storage and further storage cupboard. A carpeted staircase with mid landing level provides access to the upper level.

Sitting Room

A large reception room with carpeted flooring, fireplace with gas coal effect fire, window to the front and double doors providing access into the dining room.

Dining Room

The dining room has 'Kamdean' flooring, window to the rear and door providing access into the family room. This room could be reconfigured as a 5th bedroom if required.

Family Room

A large split level family room with feature timber balustrade. There is carpeted flooring, patio doors to the side into the rear garden and further windows to the rear, allowing for an abundance of light. An archway provides open access into the breakfasting kitchen and there is an additional door into the reception hallway.

Breakfasting Kitchen

A contemporary kitchen with storage units at base and wall levels, quartz worktops, stainless steel 1 1 /2 bowl and sink and feature breakfast bar with seating for 4. Fitted appliances include 'Neff' double oven, extractor fan, gas hob and dishwasher. There is also an integrated fridge/freezer, luxury vinyl flooring, window to the rear and door into the reception hallway.

Utility Room

The utility room has additional storage units, worktop, stainless steel sink and drainer and spaces and plumbing for a washing machine and tumble dryer. There is luxury vinyl flooring, door to the side into the garden and door providing access into the double garage.

WC/Cloakroom

The wc/cloakroom has vinyl flooring and comprises; wc, pedestal wash hand basin and window to the side.

Upper Level Landing

A large carpeted landing provides access to 4 double bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Suite

A fantastic double bedroom with carpeted flooring, fitted triple wardrobes with sliding mirrored doors, window to the rear and feature open archway into the dressing room.

Dressing Room

The dressing room has a fitted wardrobe with sliding mirrored doors, carpeted flooring and door to the en suite shower room.

Shower Room

A newly updated tiled shower room with 'his and hers' wash hand basins with storage below, walk in shower, towel radiator, wc and LED touch mirror. There is a window to the front.

Guest Bedroom

A large guest bedroom with fitted wardrobe with sliding mirrored doors, carpeted flooring, and doors to 2 eaves storage cupboards and en suite shower room.

En Suite Shower Room

Another recently updated tiled shower room with wash hand basin with storage, shower cubicle, wc, chrome towel radiator and Velux window to the front.

Bedroom 3

A great sized double bedroom with carpeted flooring, fitted triple wardrobes with sliding mirrored doors and window to the rear.

Bedroom 4

A fourth double bedroom with fitted triple wardrobes with sliding mirrored doors, carpeted flooring and window to the rear.

Family Bathroom

The contemporary and newly upgraded family bathroom has luxury vinyl flooring, part tiled walls, walk in shower, curved bath, oval countertop wash hand basin with storage below, wc and chrome towel radiator. Additionally there is an LED touch mirror and window to the front.

Gardens

Set on a sizable plot the property has a fully enclosed rear South West facing garden with privacy hedge. Predominantly laid to lawn there is a large patio area, perfect for outdoor entertaining and timber shed. The front garden has lawn area and an array of plants and shrubs.

Double Integral Garage

The property benefits from a double integral garage with 2 electric doors to the front, feature circular window to the side and power and light.

Electric Vehicle Charging Point

The property has an electric vehicle charging point.

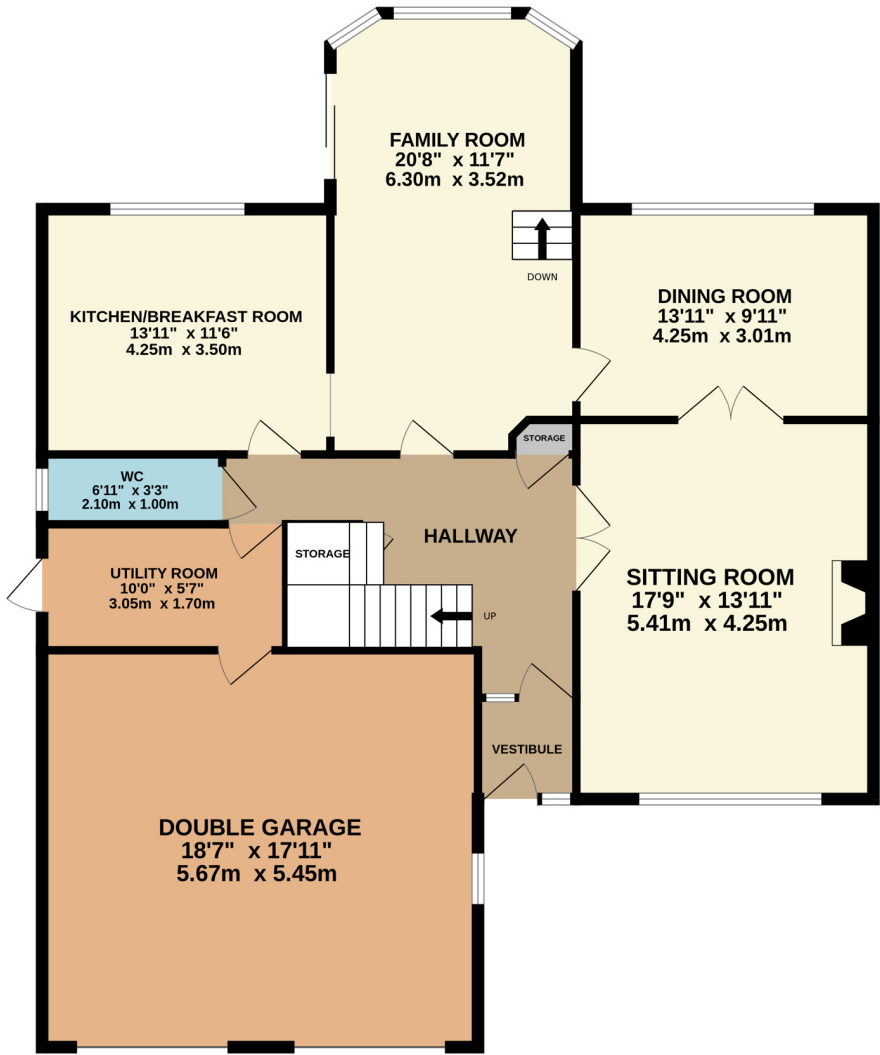
Mono Block Driveway

The mono block driveway to the front can accommodate 3/4 vehicles.

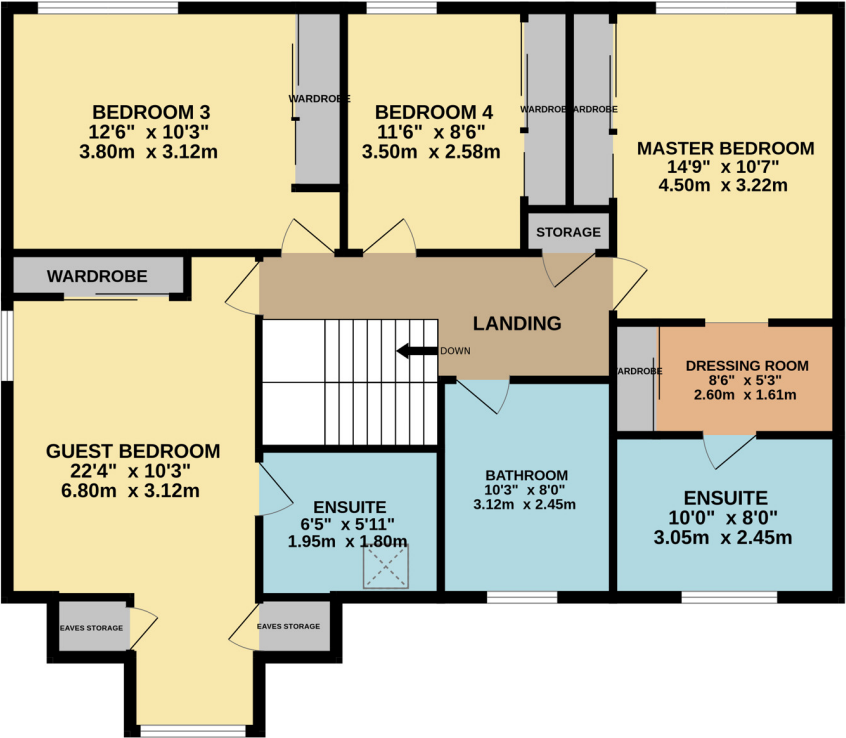
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



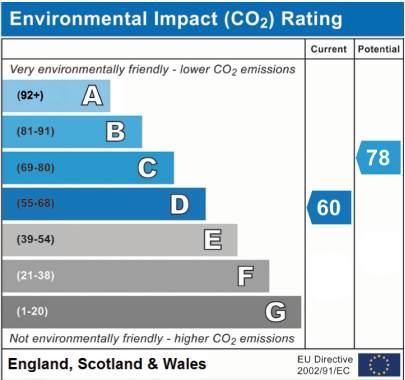
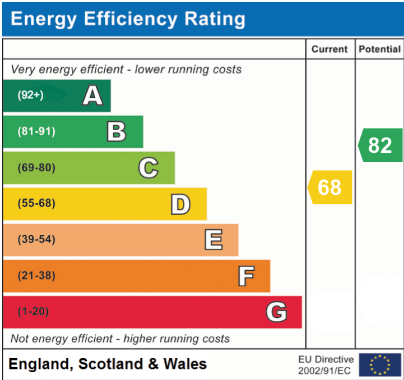
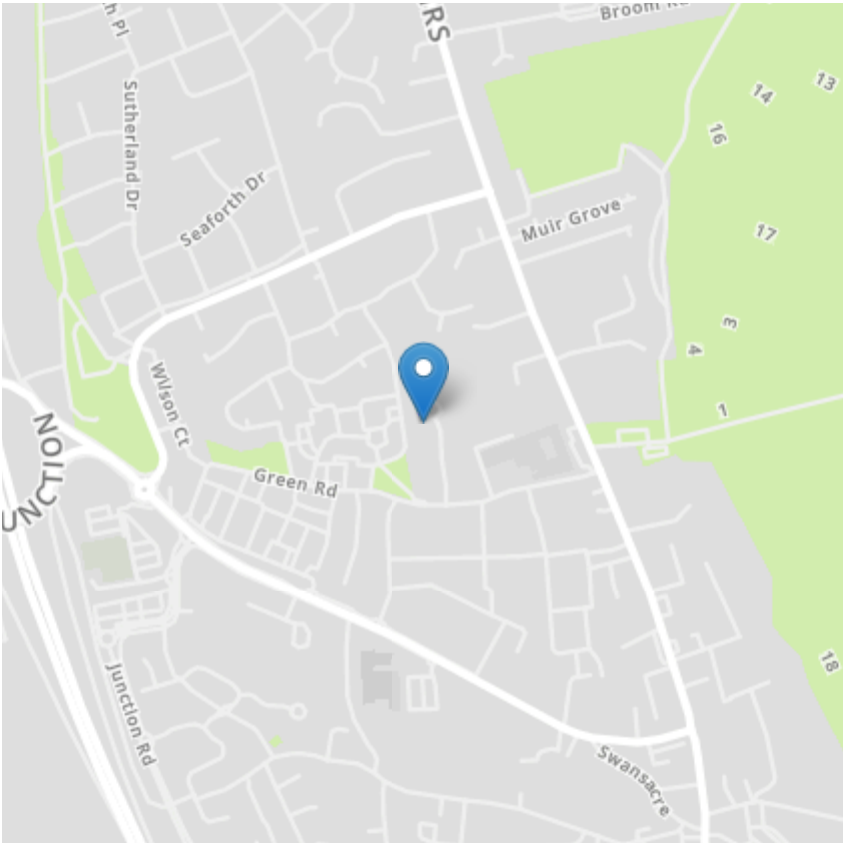
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

