

1 Cameron Avenue, Kinross



Law Location Life

1 | Cameron Avenue | Kinross

Situated in one of Kinross's most popular residential areas, this superb Semi Detached Villa offers deceptively spacious accommodation and is set on a good sized corner plot with pretty South facing gardens.

The accommodation comprises; Reception Hallway, Sitting Room, Dining Room, Garden Room, Kitchen, 3 Bedrooms & Bathroom.

Externally the property has gardens to the front, side and rear, detached garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is a window to the side, staircase to the upper level and door into the sitting room.

Sitting Room

The sitting room has a large window to the front, under stair storage cupboard, coal fire with timber surround and cast iron tiled insert and feature arch way into the dining room.

Dining Room

The dining room has patio doors into the garden room and door to the kitchen.

Kitchen

The kitchen has storage cupboards at base and wall levels, worktops, 1 1/2 bowl sink and drainer, window to the rear and side and door into the garden room. Fitted appliances include oven, gas hob and extractor fan. There is space and plumbing for a washing machine and fridge/freezer.

Garden Room

A lovely addition to the property, the garden room has built in seating with storage and windows to the rear and side, with door to the side into the garden.

Upper Level

The upper level landing provides access to 3 bedrooms, bathroom, storage cupboard, hatch to the attic space and has a window to the side.

Master Bedroom

The master bedroom has a window to the front.

Bedroom 2

A double bedroom with fitted storage cupboard and window to the rear.

Bedroom 3

A single bedroom with storage cupboard and window to the front.

Bathroom

The bathroom comprises; wc, pedestal wash hand basin and bath with 'Mira Supreme' shower over. There is a window to the rear.

Heating

Gas central heating.

Gardens

The property is set on a good sized corner plot with gardens to the front, side and rear. The rear/side garden is fully enclosed with a high degree of privacy and is South facing. Predominantly laid to lawn, there are patio areas and an array of plants, trees, shrubs and flowers.

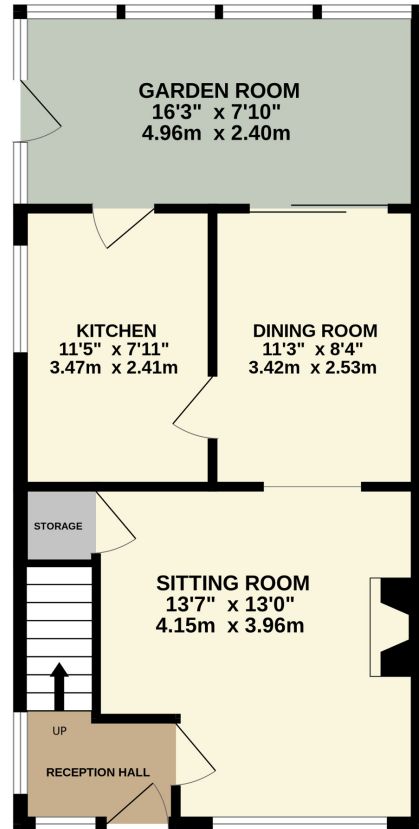
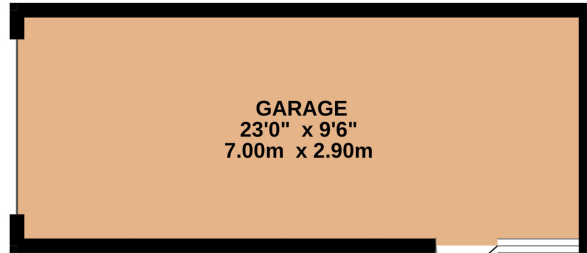
Garage

The detached single garage can be accessed from the rear garden or to the rear of the property. There is a window and door to the side and up and over door to the front.

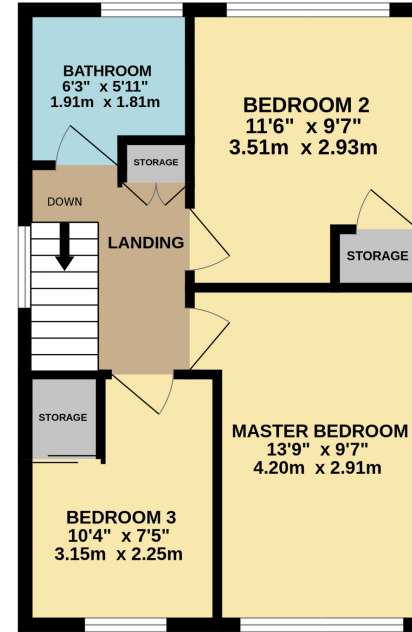
Driveway

The property benefits from a mono block driveway to the rear.

GROUND FLOOR



1ST FLOOR

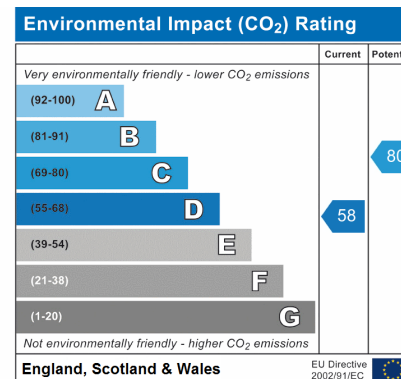
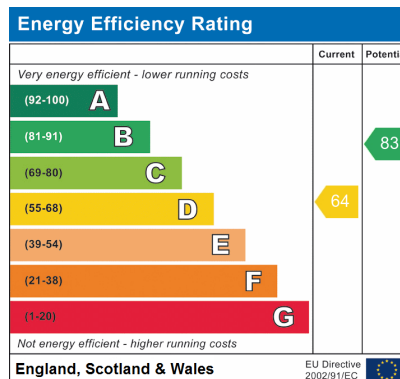
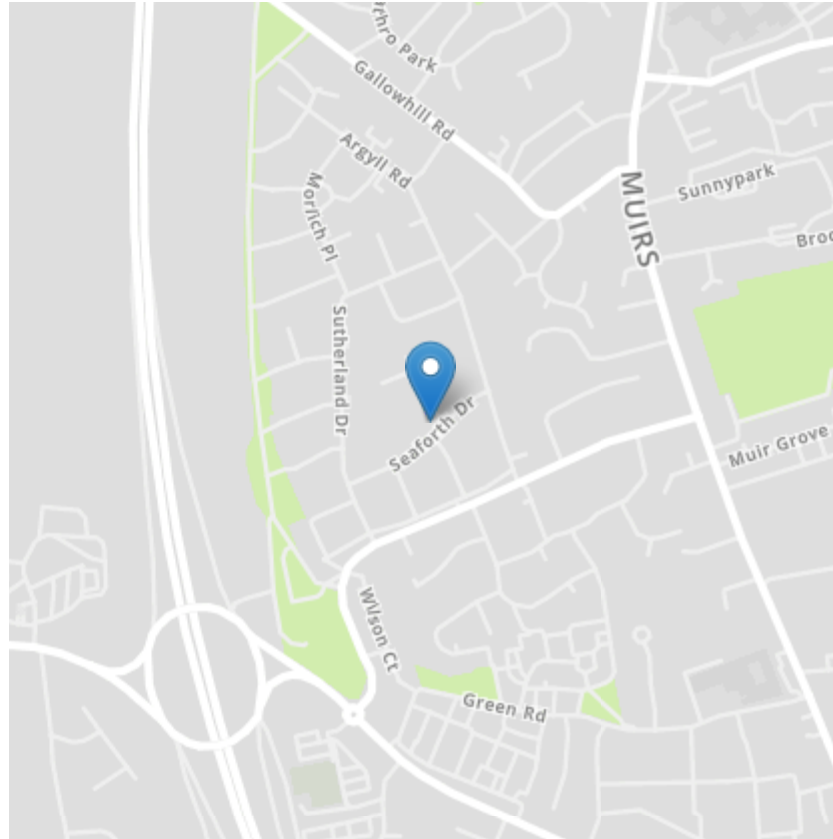






CAMERON AVENUE, KINROSS - A BETTER PLACE TO LIVE

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.



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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

