

6 Thompson Place, Kinross



Law Location Life

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Well Presented and Generously Proportioned Detached Bungalow, built by G S Brown Builders, situated on a good sized plot in a sought after residential location in Kinross. The property has huge potential for extension, with lapsed planning permission for a garage conversion.

The accommodation comprises; Entrance Vestibule, Reception Hallway, Open Plan Sitting Room/Dining Room, Breakfasting Kitchen, Utility Room, Master Bedroom, En Suite Shower Room, 2 further Bedrooms and Family Bathroom.

The property further benefits from gardens to the front & rear, double integral garage and large driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is gained from the front into the entrance vestibule which has a large storage cupboard and glazed doors providing access into the reception hallway.

Reception Hallway

The reception hallway has doors to the sitting/dining room, breakfasting kitchen, 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Sitting Room

A bright and spacious reception room with large picture window overlooking the front gardens, focal point brick fireplace with gas fire and open plan access to the dining room.

Dining Room

A formal dining room with patio doors leading to the side gardens. There is a serving hatch from the kitchen with glass display cabinet over and a door through to the kitchen.

Breakfasting Kitchen

A good sized kitchen with with base and wall storage units, ample worktops, splash back tiling and stainless steel sink and drainer. There is a fixed breakfast dining area, as well as a hatch to the dining room. Fitted appliances include electric oven, gas hob, integrated dishwasher and space for other appliances. There is a large walk-in pantry cupboard, window to the rear and doors to the utility room, dining room and reception hallway.

Utility Room

The utility room is fitted with storage units, a stainless steel sink and drainer, plumbing and spaces for appliances, and has a window to rear and door to the side. The utility room also houses the boiler.

Master Bedroom

The master bedroom has a window looking onto the rear gardens, fitted wardrobes and further space for freestanding furniture. There is a door to the en-suite shower room.

En-Suite Shower Room

The tiled shower room comprises; shower cabinet, w.c and wash hand basin, chrome towel radiator and window to the rear.

Bedroom 2

A double bedroom with a window to the front and fitted wardrobes.

Bedroom 3

The third bedroom is currently used as tv room and has a window to the front.

Bathroom

The family bathroom comprises; w.c, pedestal wash hand basin, bath with shower attachment, chrome towel radiator, tiled walls and window to the rear.

Garage

The double integral garage has power, light and additional door to the rear garden. The garage provides scope for conversion and has storage into it's roof section.

Planning Consent

Planning consent was given to alter the current layout and convert the garage. Information can be found on the Perth and Kinross Council Planning Page following reference; 20/01142/FLL. Please note the planning permission has now lapsed.

Garden

The property is set in a generous plot with attractive gardens to front, side and rear. The front garden is laid to lawn with shrubs and is south facing. The side and rear gardens are enclosed via a gate to the side of the property. The rear garden has a lawn section, patio areas, potting shed and timber shed.

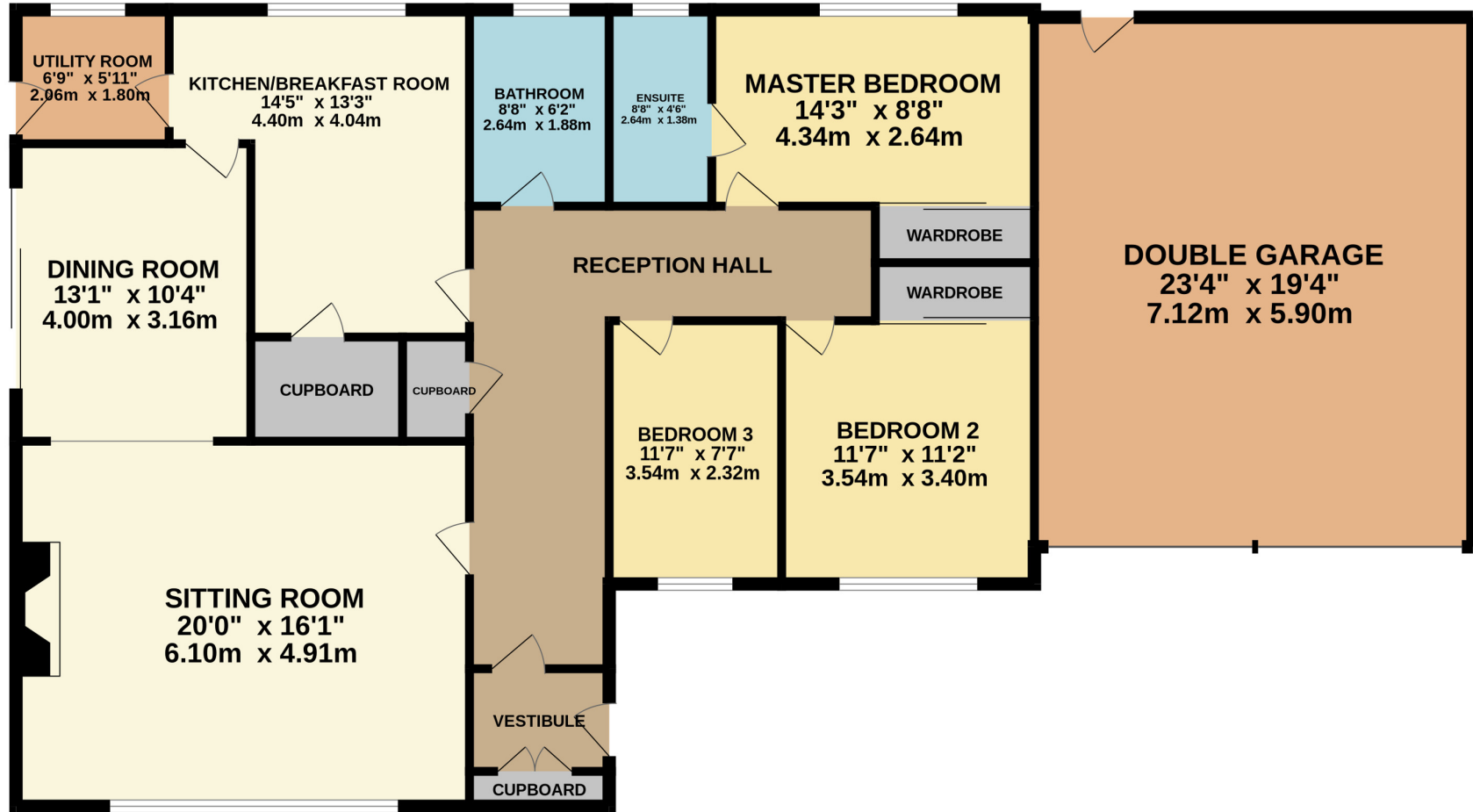
Driveway

The driveway to the front of the property can accommodate 4 vehicles.

Heating

Gas central heating.

GROUND FLOOR

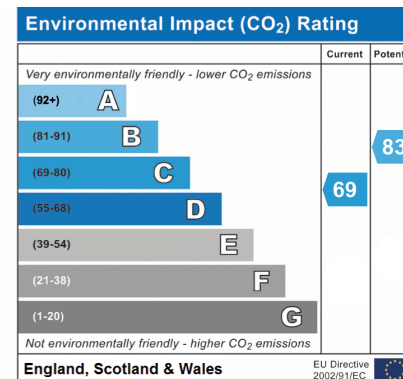
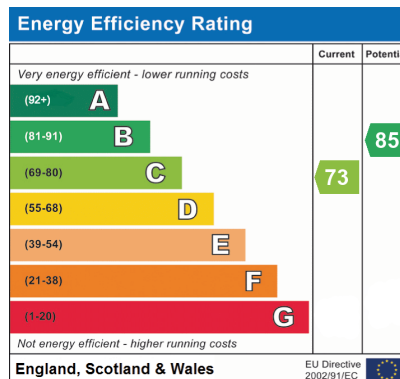
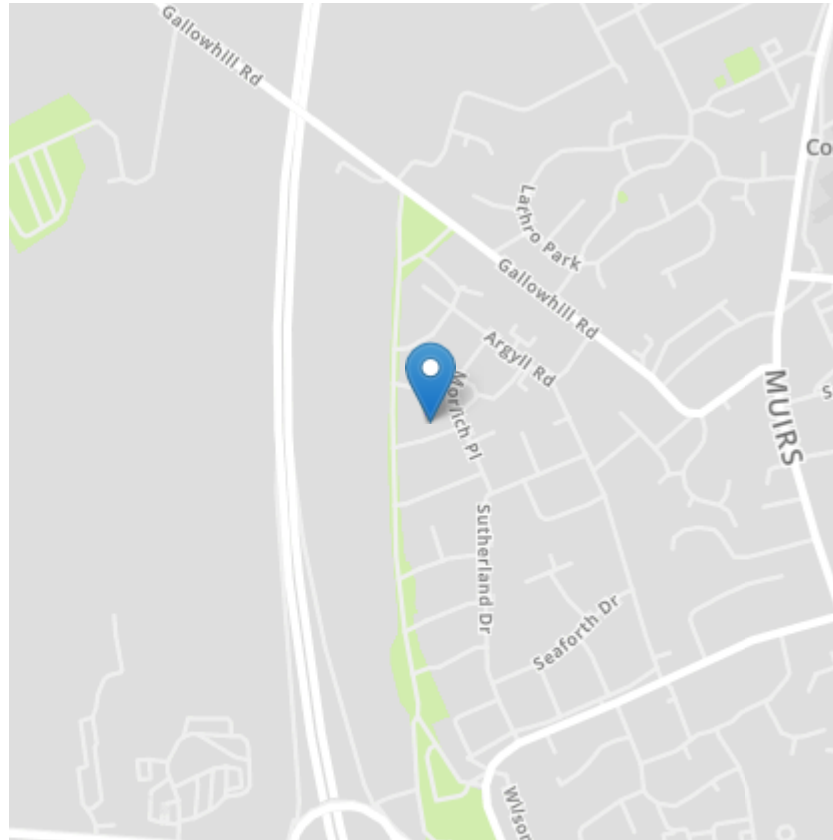






THOMPSON PLACE, KINROSS - A BETTER PLACE TO LIVE

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.



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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

