

# 8 Highfield Circle, Kinross



Law Location Life

## 8 | Highfield Circle | Kinross

Beautifully Presented Detached Executive Villa, situated in a highly sought after residential area in the centre of Kinross.

The property has been upgraded throughout and boasts luxury kitchen/utility room and bathrooms by Alan Johnstone Studios and offers spacious and flexible family accommodation.

The property comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Dining Kitchen, Utility Room, WC Room, Family Room/Bedroom 5, 4 further Double Bedrooms (Master En Suite Bathroom) and Family Shower Room.

Externally the property further benefits from an attractive and sizeable landscaped South facing rear garden, double integral garage and mono block driveway.

Viewing is highly recommended and strictly by appointment only.







**Accommodation**

**Entrance Vestibule**

Entry is from the front into the entrance vestibule. There is carpeted flooring and storage cupboard with sliding mirrored doors. A door provides access into the reception hallway.

**Reception Hallway**

A spacious and welcoming reception hallway with Karndean flooring. There are double doors into the sitting room and doors to the dining kitchen, wc room and under stair storage cupboard. A carpeted staircase provides access to a mid level landing.

**Sitting Room**

A spacious reception room with carpeted flooring, large windows to the front and rear and wood burning stove.

**Dining Kitchen**

A luxury designer kitchen by Alan Johnstone Studios. There are storage cupboards at base and wall levels, including pan drawers, integrated bin/recycling storage, worktops, 1 1/2 bowl sink and drainer and breakfast bar with seating for 4 with additional storage. Fitted 'Neff' appliances include double oven, induction hob, extractor fan, dishwasher and fridge/freezer. There is Karndean flooring, windows to the rear and side, French doors into the garden, ample space for a dining table and door providing access into the utility room.

**Utility Room**

A good sized utility room, again designed and fitted by Alan Johnstone Studio. There is Karndean flooring, further storage cupboards at base and wall levels, worktops, stainless steel sink and drainer and space for a washing machine and tumble dryer. There is a window and door to the side and door providing access into the integral double garage.

**WC Room**

The wc room has been designed and fitted by Alan Johnstone Studios with fitted wc and wash hand basin with storage. There is Karndean flooring.

**Mid Landing Level**

An attractive carpeted staircase provides access to the mid landing level and door to the family room/bedroom 5.

**Family Room/Bedroom 5**

A large versatile room accessed via a small staircase. This room is carpeted and could be utilised as either a further reception room or 5th bedroom. There are windows to the front and side.

**Upper Level Landing**

A carpeted upper level landing provides access to 4 bedrooms, family shower room and storage cupboard which also houses the hatch to the attic access.

**Master Bedroom**

A large master bedroom with carpeted flooring, fitted double wardrobes with sliding doors and door providing access into the en suite bathroom. There is a window to the rear.

**En Suite Bathroom**

A large en suite bathroom designed and fitted by Alan Johnstone Studios. This comprises of wall hung wash hand basin and wc , large walk in shower, oval bath and chrome towel radiator. There is a window to the side and Karndean flooring.

**Bedroom 2**

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

**Bedroom 3**

A further double bedroom with carpeted flooring, fitted wardrobe with sliding doors and window to the front.

**Bedroom 4**

A fourth bedroom with carpeted flooring and window to the rear.

**Family Shower Room**

The family shower room comprises; corner shower, wc, fitted wash hand basin with storage and chrome towel radiator. There is vinyl click flooring and window to the front.

**Gardens**

The property is set on a sizable plot with attractive landscapes gardens to the front and rear. The South facing rear garden is fully enclosed with a good degree of privacy. There is an artificial lawn area, patio areas, plant borders with an array of trees, plants, shrubs and flowers and timber pergola with decorative paving, ideal for entertaining. The garden to the front is predominantly laid to lawn with borders of shrubs and plants.

**Integral Double Garage**

A double integral garage with two up and over doors to the side, power and light.

**Driveway**

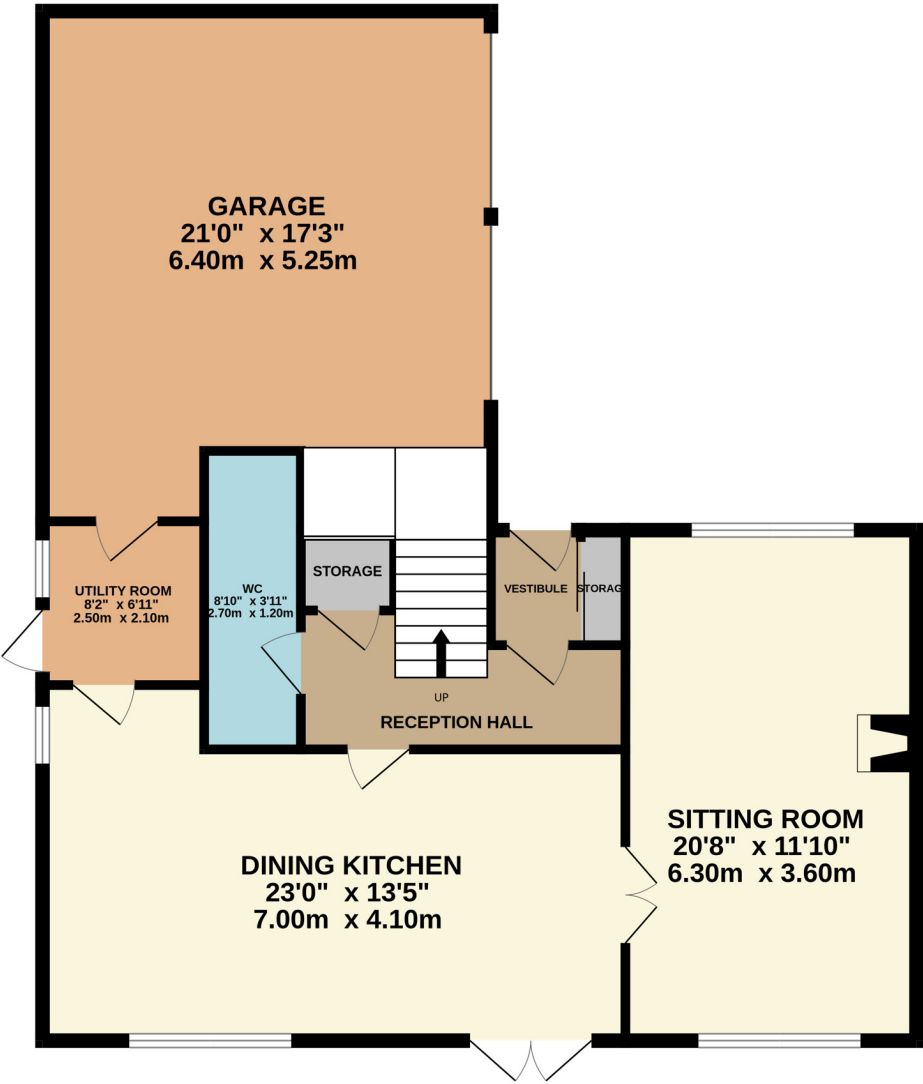
The property has a mono block driveway to the front, which can accommodate 2 vehicles.

**Heating**

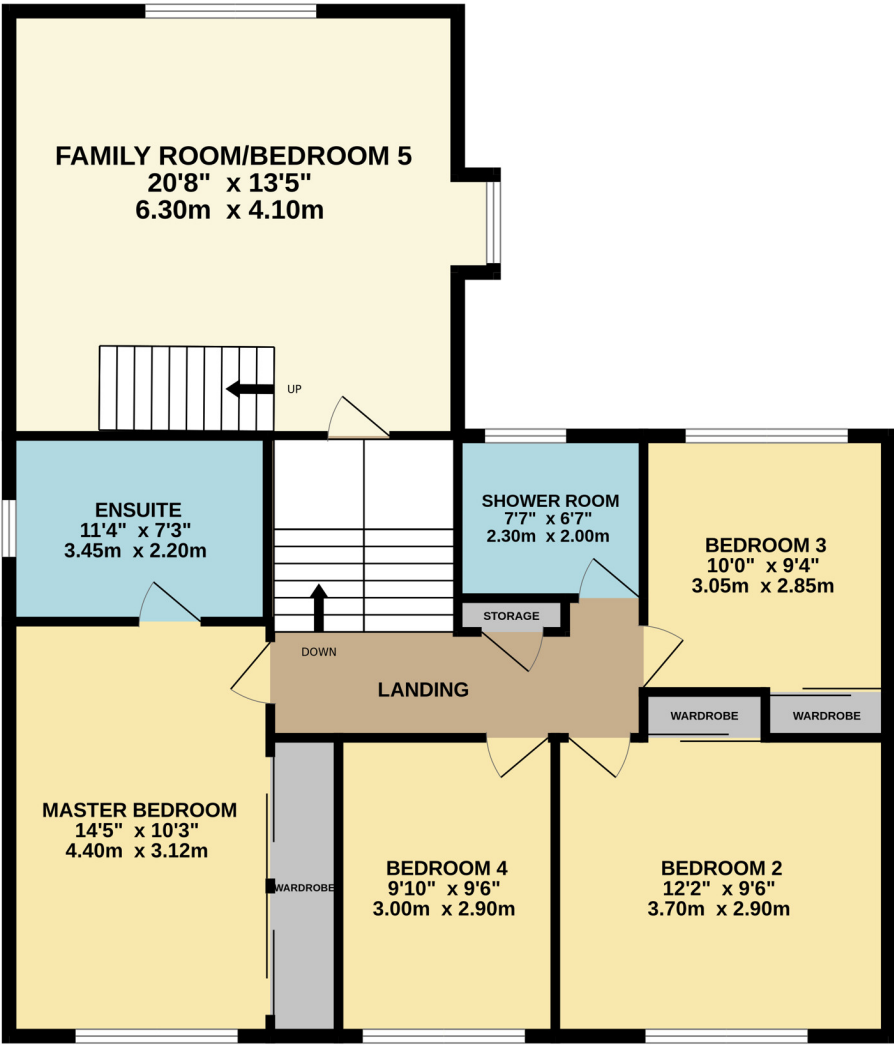
Gas central heating.



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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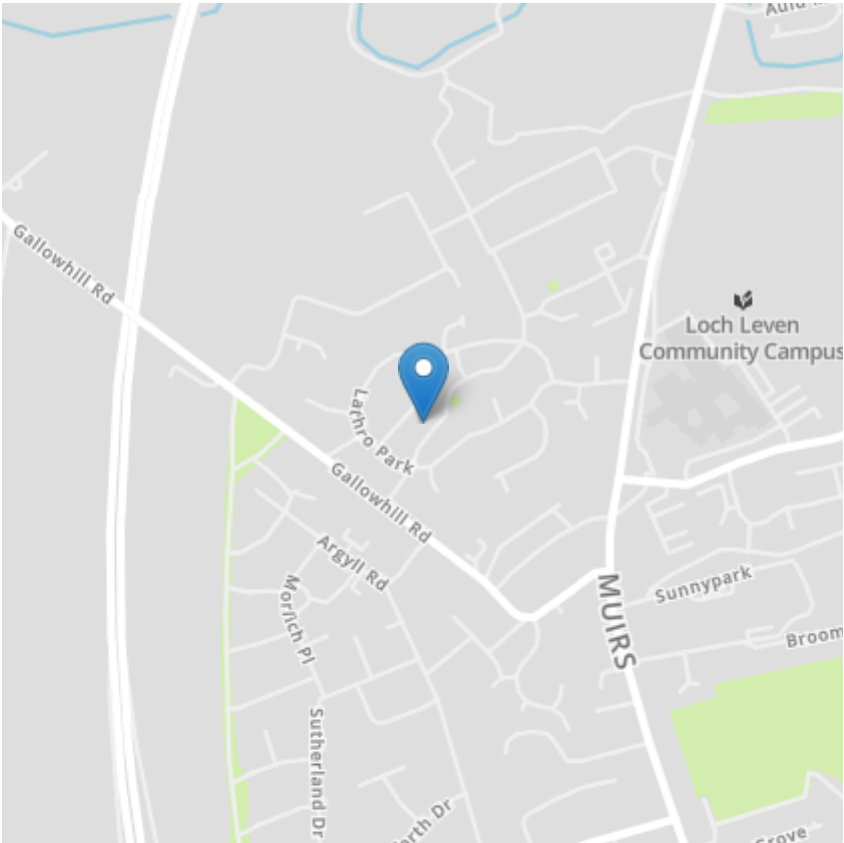




# HIGHFIELD CIRCLE, KINROSS

## - 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

