



Offers Over £379,500
1 Lathro Park, Kinross, KY13 8RU

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Delmor is delighted to present to the market this rarely available detached bungalow set on a large corner plot. Situated in a highly sought-after residential location within a quiet cul de sac in the heart of Kinross, close to schools and local amenities. The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth. Kinross has a newly built Primary School (nursery included) with Secondary education to be found at Kinross Community Campus. The Community Campus also houses Kinross Library, Kinross Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Kilgraston, Glenalmond, Craigclowan and Strathallan are all within easy reach. The property briefly comprises of - Entrance hallway with storage cupboards. Spacious lounge. Dining room with ample space for dining table and chairs. Modern kitchen with floor and wall mounted units incorporating induction hob with electric oven below and overhead extractor fan. Integrated dishwasher. Fridge/freezer. Utility room with matching units and washing machine. Conservatory overlooking the rear gardens. Bathroom comprising of bath, WC and vanity unit housing the wash hand basin. Master bedroom with fitted mirrored wardrobes. Modern en suite shower room comprising of shower cubicle, WC and vanity unit housing the wash hand basin. Two further bedrooms both of which have fitted mirrored wardrobes. There are extensive gardens to the front and rear which are mostly laid to lawn. There is a mono block driveway allowing for off street parking and leads to the garage. The rear gardens have a summer house and garden shed. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the space and layout on offer within.

Ground Floor

Entrance Hallway



Lounge



4.47m x 4.21m (14' 8" x 13' 10")



Dining Room



Utility Room



3.49m x 2.76m (11' 5" x 9' 1")



2.77m x 1.6m (9' 1" x 5' 3")

Kitchen



3.39m x 3.35m (11' 1" x 11' 0")



Conservatory



4.68m x 3.06m (15' 4" x 10' 0")



Bathroom



3.53m x 1.6m (11' 7" x 5' 3")

Master Bedroom



3.41m x 3.0m (11' 2" x 9' 10")

En Suite



2.51m x .96m (8' 3" x 3' 2")



Bedroom



3.38m x 3.22m (11' 1" x 10' 7")

Bedroom



3.38m x 1.87m (11' 1" x 6' 2")

Gardens



Extras

All floor coverings. Induction hob, electric oven and extractor fan. Integrated dishwasher. Fridge/freezer, washing machine and tumble dryer. Garden shed & summerhouse.



SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply

they are in fully working order.

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