

# 19 Sunnypark, Kinross



Law Location Life

# 19 | Sunnypark | Kinross

A charming and beautifully presented Extended Semi Detached Cottage, set in attractive South facing gardens and located in a very popular and quiet residential location. This property has been freshly decorated throughout and offers extremely spacious and flexible accommodation comprising;

Kitchen, Lounge/Dining Room, Hallway, Sitting Room/Bedroom 4, 3 further double Bedrooms and Wet Room.

Additionally, the property has an attractive South facing garden to the side and rear with raised composite deck, gas central heating, and double glazing. The property benefits from having a rented parking space which can accommodate 2 cars, at an amount of £85 per annum.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Kitchen

Entry is gained from the side into the kitchen. There are attractive storage units to base and wall levels, stainless steel sink and drainer, tiled surrounds and tiled flooring. Fitted appliances include an oven, electric hob, extractor fan, integrated fridge/freezer and washing machine. There is a window to the front and doors providing access to the lounge/dining room and hallway.

### Lounge/Dining Room

A well-proportioned reception room with carpeted flooring and window to the side. There is a timber fireplace and storage cupboard, which houses the boiler, with an additional door providing access into the hallway.

### Hallway

The carpeted hallway provides access to the sitting room/bedroom 4, 3 double bedrooms, wet room and hatch to the attic space. There is a shelved storage cupboard with additional cupboard above housing the electric meter and a further deep storage cupboard.

### Sitting Room/Bedroom 4

A versatile room which could be utilised as either a reception room or 4th bedroom. There is carpeted flooring and French doors to the rear on the raised composite deck.

### Master Bedroom

A carpeted double bedroom with window to the rear.

### Bedroom 2

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

### Bedroom 3

A third double bedroom with carpeted flooring and window to the front.

### Wet Room

The wet room comprises; wall hung wash hand basin, wc, walk in shower with 'Mira Advance Flex' shower and chrome towel radiator.

### Gardens

The south facing rear garden is fully enclosed and has a raised composite deck area, perfect for outside entertaining or dining, small lawn, chipped area, plant borders, timber shed and greenhouse. The garden to the side is chipped.

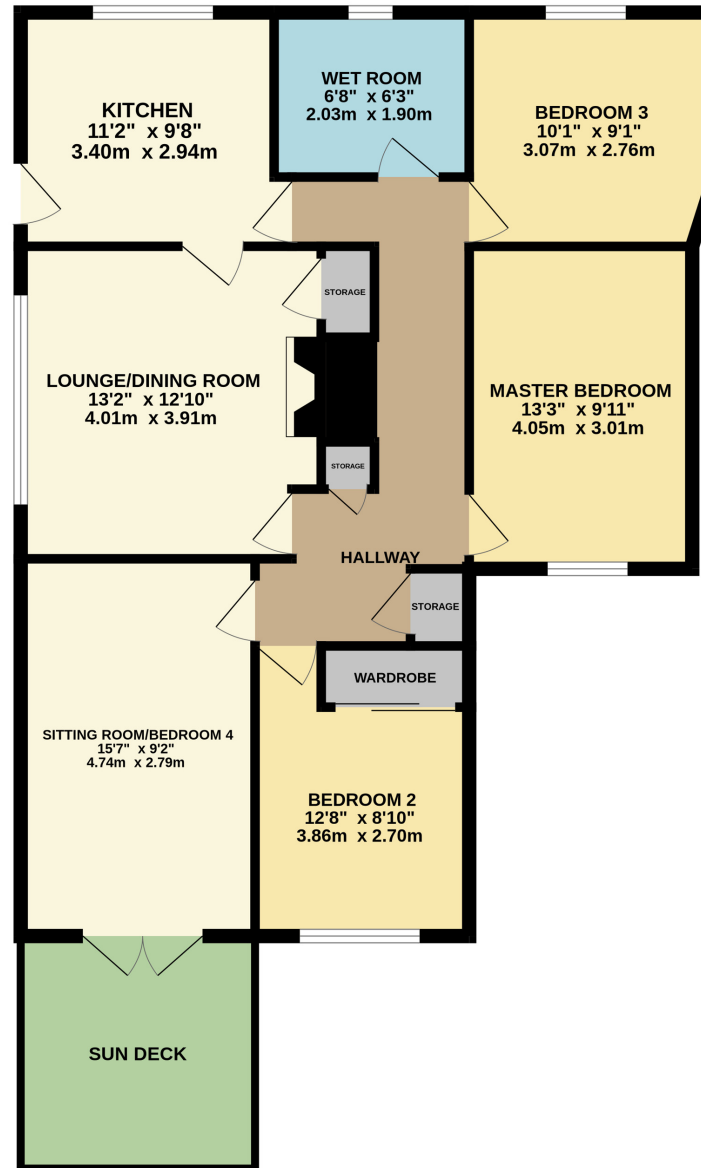
### Heating

Heating is by Gas Central Heating with radiators throughout the property.

### Parking

Parking is currently rented at £85 per annum on an on-going basis. There is space for 2 vehicles.

GROUND FLOOR

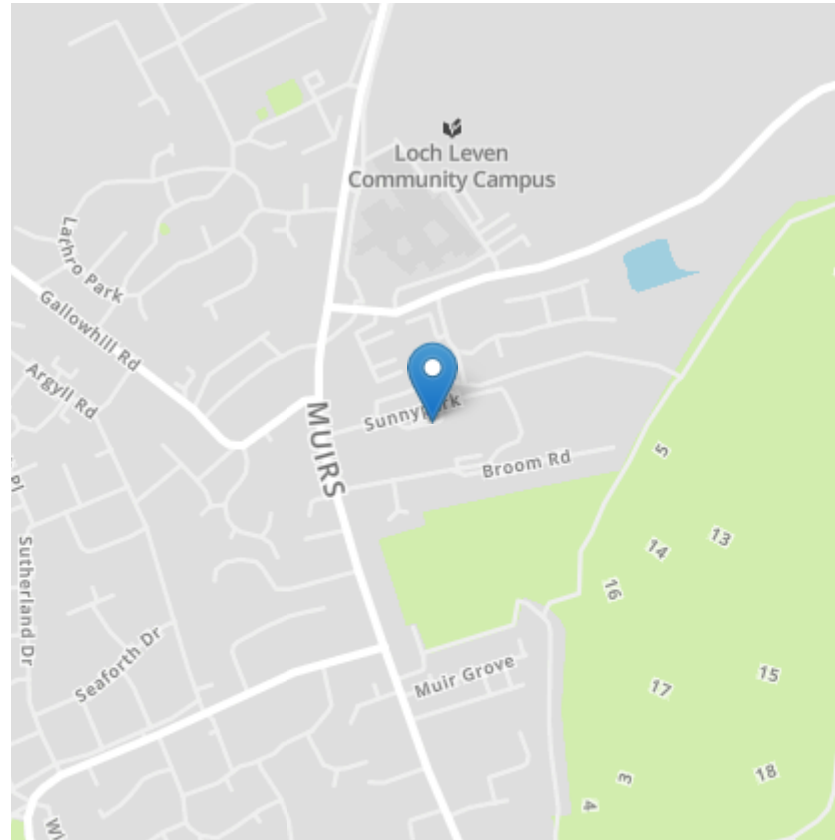






# SUNNYPARK, KINROSS - A BETTER PLACE TO LIVE

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.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | 72                      | 87        |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |                         |           |
| (92+)   | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         |           |
| (69-80)   | <b>C</b> |                         |           |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> |                         |           |
| (1-20)  | <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
|   |          | 69                      | 85        |
| England, Scotland & Wales                                       |          | EU Directive 2002/91/EC |           |

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#### Partners

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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

