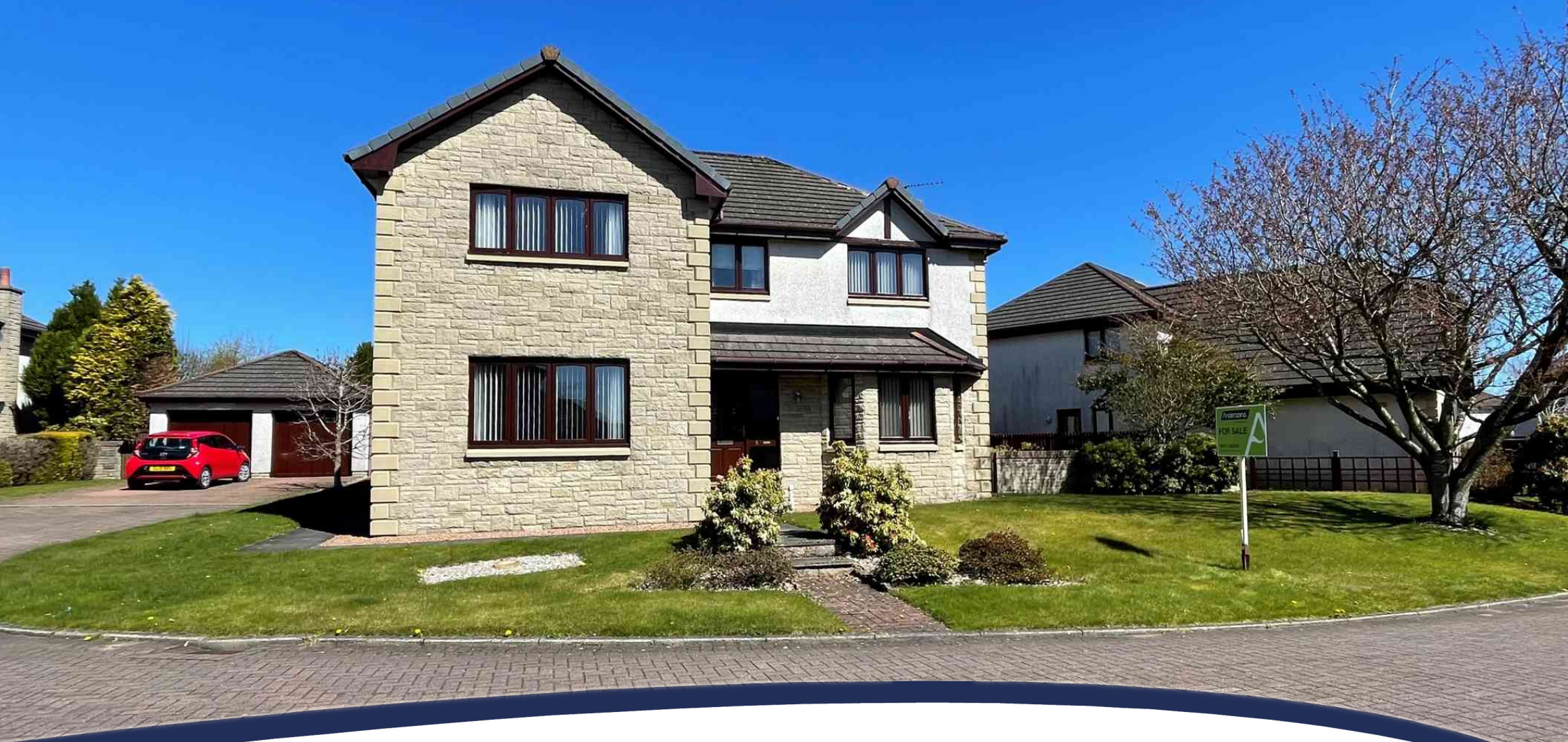


8 Courcelles Court, Kinross



Law Location Life

8 | Courcelles Court | Kinross

Rarely available, this Executive Detached Villa occupies a large plot and is situated in a prime residential location, within walking distance of Kinross Town Centre and all local amenities.

Beautifully presented, the property boasts both spacious and flexible accommodation and would make an ideal family home.

The accommodation comprises; Reception Hallway, Large Sitting Room, Dining Room, Family Room/Bedroom 5, Dining Kitchen, Utility Room, W.C Room, Master Bedroom (En Suite Shower Room), Guest Bedroom (En Suite Shower Room), 2 further Double bedrooms and Family Bathroom.

Externally the property is set in delightful gardens to the front with a detached double garage and mono block driveway.

Viewing is highly recommend and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the bright and spacious reception hallway. There are doors providing access to the sitting room, dining room, family room/bedroom 5, dining kitchen, w.c room, storage cupboard and staircase to the upper level.

Sitting Room

An exceptionally large reception room with a bay window to the front and sliding patio doors to the rear, with views over the rear garden. There are double doors providing access into the dining room and gas coal effect fire with timber fireplace.

Dining Room

Accessed via the reception hallway or the sitting room, the dining room has a window to the rear.

Family Room/Bedroom 5

Currently utilised as an additional reception room, this room could also be used as a 5th bedroom. There are windows to the front and side.

Dining Kitchen

An attractive modern kitchen with storage units at base and wall levels, including larder storage, pan drawers, worktop, tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include a dishwasher, fridge freezer, wine cooler and 'Rangemaster' with gas hob and extractor fan. There is a window to the rear and bay window to the side. A door to the rear provides access into the utility room.

Utility Room

The utility room has additional storage units at base and wall levels, worktops, tiling, stainless steel sink and drainer and space and plumbing for a washing machine and tumble dryer. There is a window and door to the side.

W.C Room

The w.c room has a built in wash hand basin with storage, w.c and chrome towel radiator.

Upper Level

An attractive gallery landing provides access to four bedrooms, family bathroom, storage cupboard and the hatch to the attic space.

Master Bedroom

A large master bedroom with built in wardrobes with mirrored doors, window to the front and door to the en suite shower room.

En Suite Shower Room

The tiled en suite shower room comprises; corner shower, w.c and built in wash hand basin with storage. There is a window to the front.

Guest Bedroom

The guest bedroom has fitted wardrobes with sliding mirrored doors, window to the rear and door to the en suite shower room.

Guest En Suite Shower Room

The guest en suite shower room comprises, built in w.c and wash hand basin with storage and shower cubicle. There is a window to the rear.

Bedroom 3

A double bedroom with built in wardrobes with sliding mirrored doors and windows to the front and side.

Bedroom 4

A further double bedroom with built in wardrobes with sliding mirrored doors and window to the rear.

Family Bathroom.

The tiled family bathroom comprises; bath with shower attachment, built in w.c and wash hand basin with storage. There is a window to the rear.

Gardens

There are attractive gardens to the front and rear. The rear garden has an array of mature trees, plants and flowers and predominantly is laid to lawn. There is a timber shed, small secret garden and additional drying area with greenhouse. Several patio and seating areas allow for enjoyment of the garden for outside dining or entertainment. The garden to the front is predominantly laid to lawn with attractive flower borders.

Garage

There is a detached double garage with two up and over doors, power, light and door to the side into the rear garden.

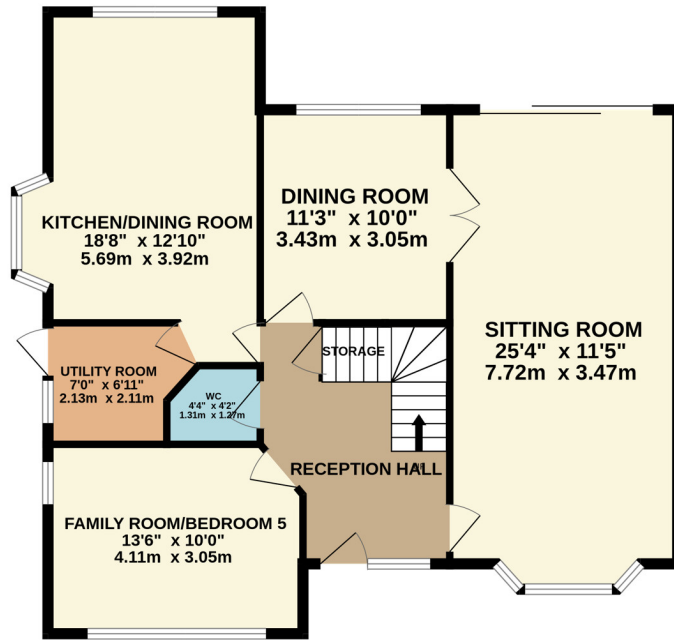
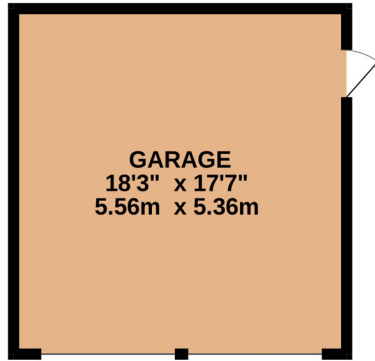
Driveway

There is a mono block driveway to the front.

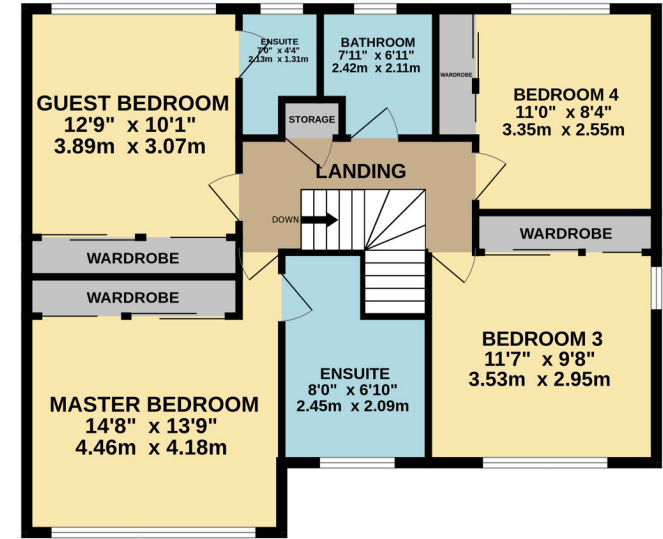
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



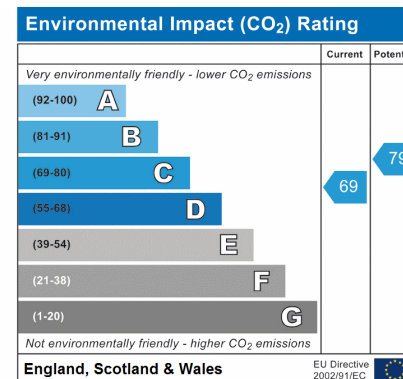
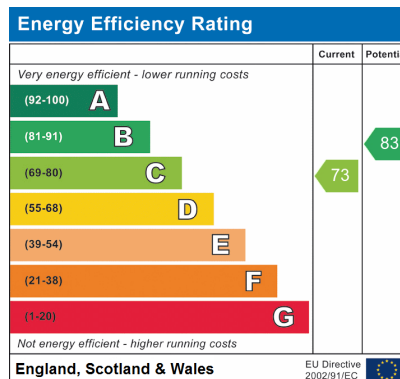
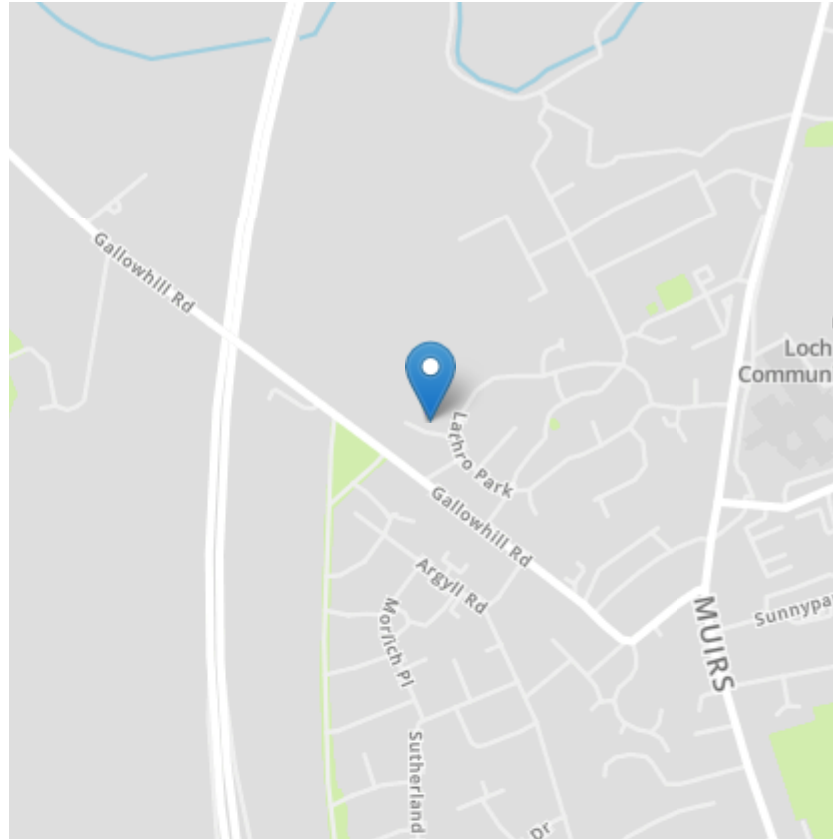
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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COURCELLES COURT, 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

