

4 Hopefield Place, Kinross,



Law Location Life

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An Impressive Detached Bungalow, situated in a quiet cul-de-sac, in a highly desirable residential location, within walking distance of all local amenities. Built by GS Brown Construction in 2012, this beautifully presented property provides spacious accommodation, in walk in condition and is energy efficient.

The accommodation comprises; Hallway, Sitting Room, Kitchen with Dining Area, Master Bedroom (En-Suite Shower Room), 2 further Bedrooms and Family Bathroom.

Additional features include ample storage, integral garage, driveway, attractive West facing gardens and gas central heating.

Viewing will be required to appreciate the standard of accommodation on offer and can be arranged, strictly by appointment, with the selling agent.





Accommodation

Hallway

Entry is from the front into the entrance hallway. There are doors providing access to the sitting room, dining kitchen, 3 bedrooms, family bathroom and 2 storage cupboards. Additionally there is a hatch to the attic space, light tunnel and laminate flooring.

Sitting Room

A well-proportioned main reception room with laminate flooring, large window to the front and further window to the side.

Dining Kitchen

A contemporary fitted kitchen with attractive storage units at base and wall levels, complimentary worktops, splash back tiling and 1 1/2 bowl stainless steel sink and drainer. Fitted appliances include 'Neff' gas hob, fitted oven and microwave, extractor fan, fridge/freezer, 'beko' dishwasher and 'lamona' washing machine. There is a vertical radiator, window to the rear, door providing access into the garden and vinyl flooring. Adjacent to the kitchen is a dining section which can easily accommodate a large dining table.

Master Bedroom

The master bedroom has double fitted wardrobes and a door to the en-suite shower room. This well-proportioned room has a window to the rear, overlooking the garden and carpeted flooring.

En-Suite Shower Room

Modern en-suite with contemporary tiling, w.c, wall hung wash hand basin with storage, shower cabinet and chrome towel radiator. There is a frosted window to the rear.

Bedroom 2

A double bedroom with a window to the front, fitted wardrobe and carpeted flooring.

Bedroom 3

A third bedroom with laminate flooring and window to the front.

Family Bathroom

The modern family bathroom is tiled and comprises of; w.c, wall hung wash hand basin with storage, bath with 'Mira Sport' shower and chrome towel radiator. There is a frosted window to the rear.

Garage & Driveway

The property has an integral garage with an up and over door to the front, door to the rear into the garden, power and light. There is a mono block driveway to the front, which can accommodate 2 vehicles.

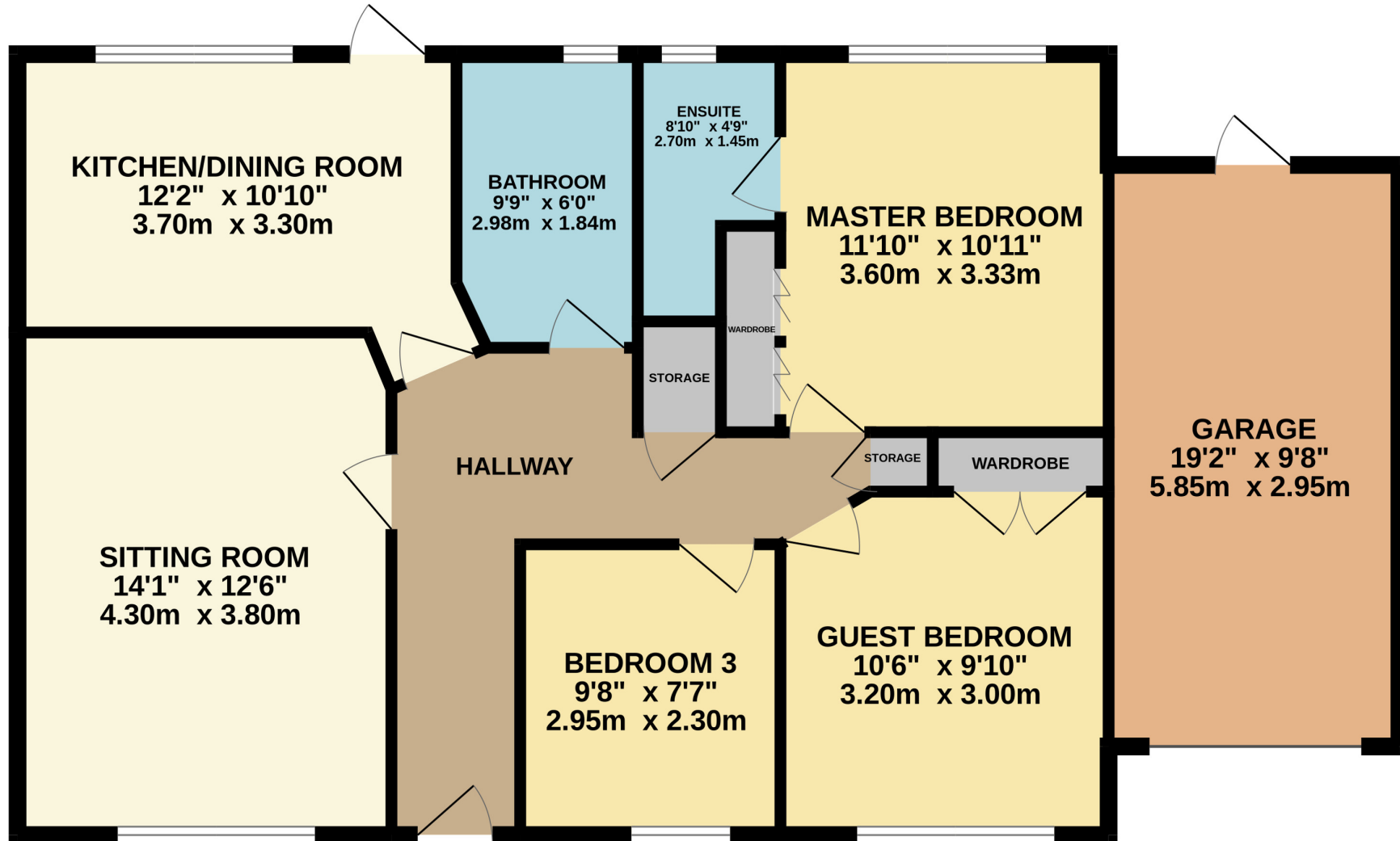
Gardens

The property is set on a generous plot. The attractive rear garden is fully enclosed, with two gates to each side. Being West facing, it enjoys the best of any sunshine. The rear garden is landscaped and mainly laid to lawn, with a large feature curved patio area, perfect for outside entertaining, flower borders, with a selection of trees, plants and shrubs. The garden to the front is predominantly laid to lawn.

Heating

A modern gas central heating system.

GROUND FLOOR

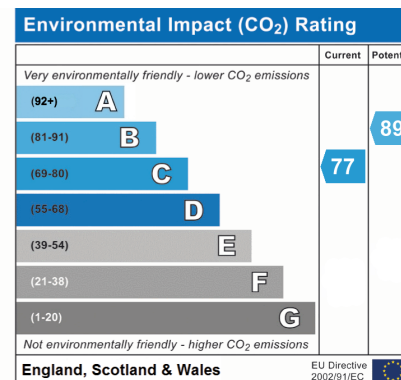
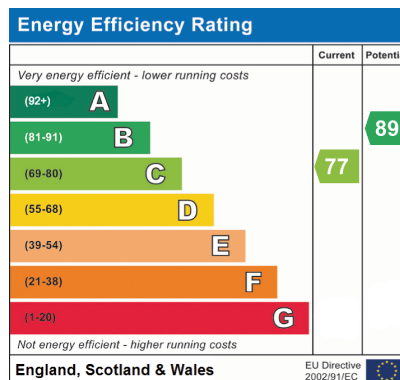
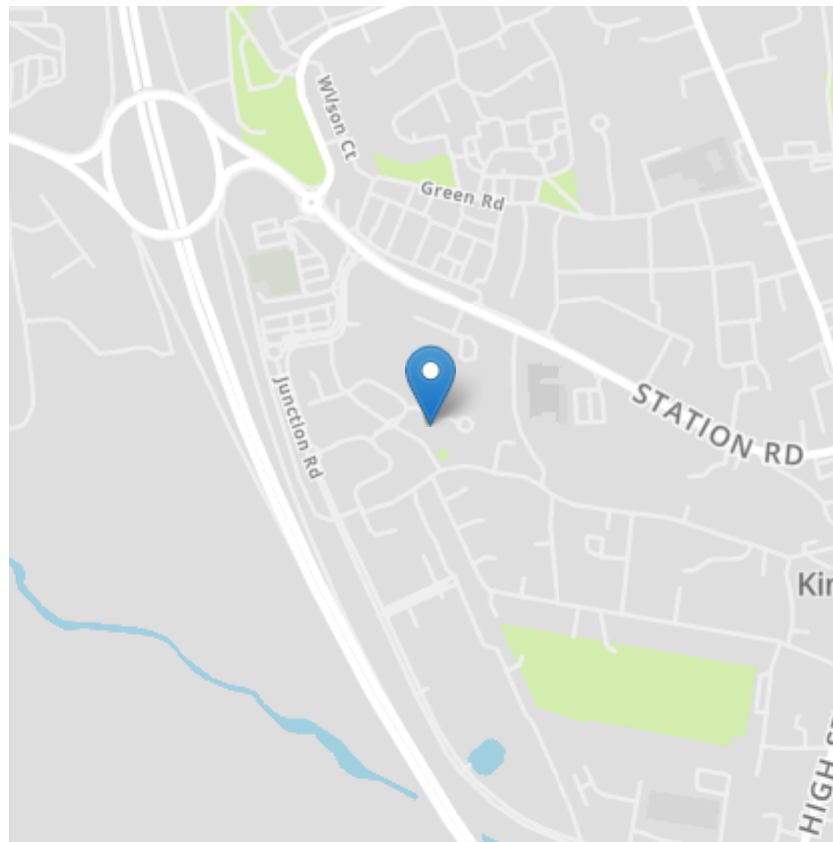






HOPEFIELD PLACE, - A BETTER PLACE TO LIVE

The 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

