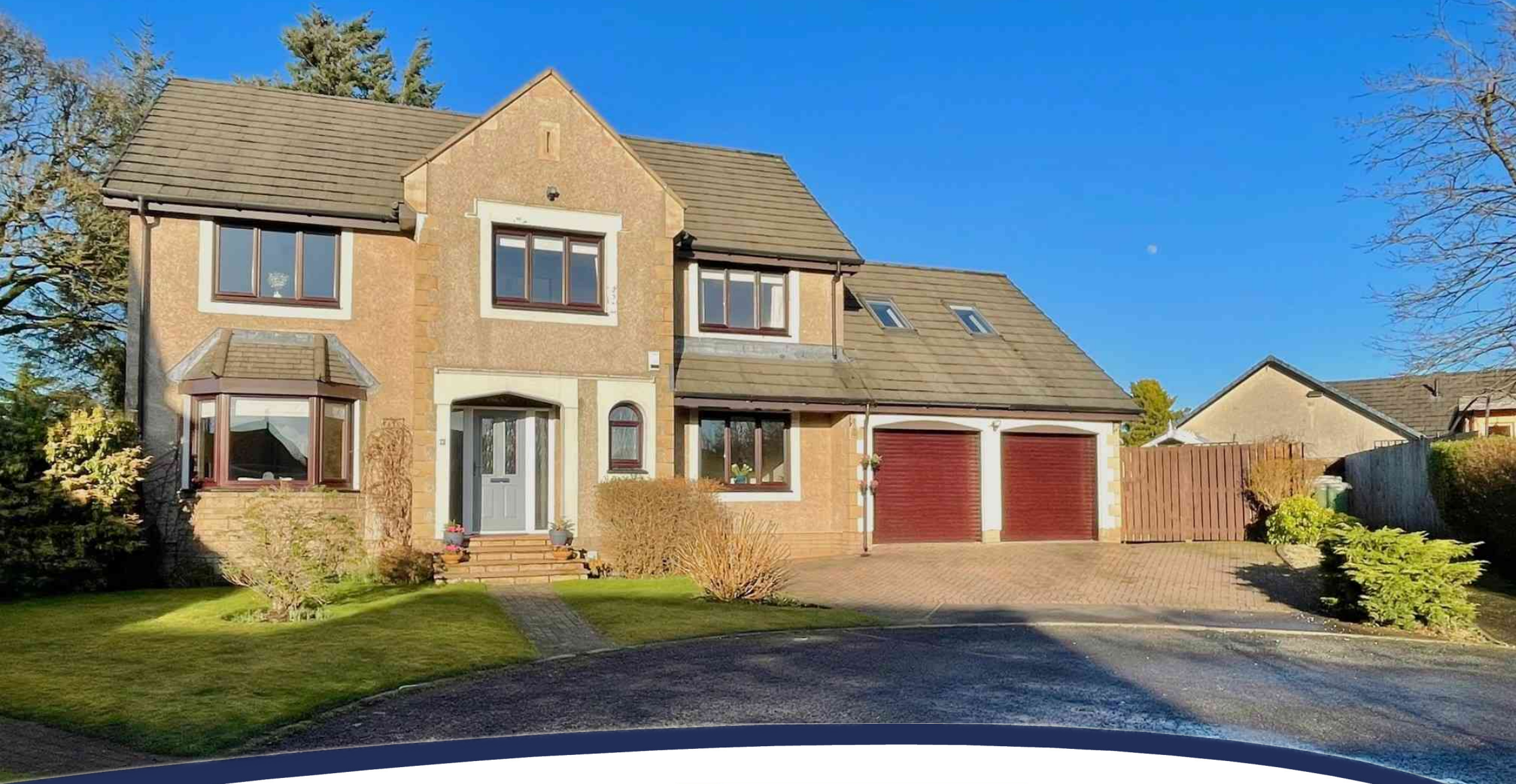


14 Mavisbank, Kinross-shire, Kinross



Law Location Life

14 Mavisbank | Kinross-shire | Kinross

Highly desirable Detached Villa, excellently situated in a small cul-de-sac, in one of Kinross-shire's most prestigious residential locations.

This property offers extensive and beautifully appointed accommodation and is set on a generous plot with attractive gardens.

The accommodation comprises; Reception Hallway, Sitting Room, Family Room, Dining Room, Dining Kitchen, Utility Room, WC/Cloakroom, Master Bedroom with En Suite Shower Room, Guest Bedroom with En Suite Shower Room, 3 further Bedrooms and Family Bathroom.

Additionally, there is an integral double garage, Monoblock driveway and attractive gardens to the front, sides and rear.

Viewing is highly recommended and is strictly by appointment.





Accommodation

Reception Hallway

Entry is gained from the front via a covered entrance into a spacious and welcoming reception hallway. There is wood flooring and doors providing access into the family room, dining room, sitting room, wc/cloakroom and storage cupboard. There is a staircase providing access to the upper level.

WC/Cloakroom

A contemporary wc/cloakroom with feature frosted arch window to the front. There is a low level wc, wash hand basin with storage, heated chrome towel rail, wall mirror, tiled flooring and part tiled walls.

Sitting Room

An excellently appointed bright room with Bay window to the front and sliding patio doors to the rear into the garden. There is a Marble fireplace with open flame gas fire, wood flooring and double doors with glass inserts into the dining room.

Family Room

The family room has a window to the front and wood flooring.

Dining Room

A formal dining room with large window to the rear and wood flooring. There are double doors with glass inserts into the sitting room and additional door into the kitchen.

Kitchen

A stunning contemporary styled, fully fitted kitchen with granite worktops, light grey units at base and wall levels, integrated oven, microwave/combi oven, fridge/freezer and dishwasher. There is also an induction hob with chrome hood over. Other features include ample space for dining furniture, breakfast bar with seating for 4, fully tiled flooring, double bowl stainless steel sink and drainer and two windows to the rear. There is a door into the utility room.

Utility Room

Good sized utility room with window and door to the rear. Stainless steel sink and drainer, units at base and wall level, worktop and ample space for appliances. There is also a door into the integral double garage.

Upper Level

A carpeted staircase with timber balustrade provides access upstairs to a spacious landing with access to five bedrooms and the family bathroom. There is a hatch to the floored attic space.

Master Bedroom

A large double bedroom with window to front. This room has fitted double wardrobes with sliding mirrored doors, has carpeted flooring and a door into the en-suite shower room.

En-Suite Shower Room

The en-suite shower room comprises; low level wc, built in vanity unit with wash hand basin and storage and corner shower cubicle. and two wall mirrors. There is a frosted window to the rear and vinyl flooring.

Guest Bedroom

Accessed via an inner hallway with spotlights and attractive archway is an excellent and spacious guest

bedroom. There are two Velux windows to the front, one Velux window to the rear, carpeted flooring, spotlights, two storage cupboards into the eaves, built in wardrobe and drawer storage and door to the en-suite shower room.

En-Suite Shower Room

A contemporary en-suite shower room comprising; built in wc/wash hand basin with storage, corner shower, tiled flooring and Velux window to the rear.

Bedroom 3 with Dressing Area

A large double bedroom with fitted double wardrobes with mirrored sliding doors and carpeted flooring. There are two windows to the front and large adjacent space which could be used as a dressing area or play area. (This room was initially two bedrooms and could easily be converted back).

Bedroom 4

A good sized double bedroom with fitted wardrobe and window to the rear. This room also has carpeted flooring.

Bedroom 5

This bedroom is currently utilised as an office and has a built in cupboard, wood flooring and window to the rear.

Bathroom

A luxury, fully tiled family bathroom comprising; built in wc/vanity unit with wash hand basin and storage, bath with shower attachment and walk in shower cabinet. There is also a frosted window to the rear and heated chrome towel rail.

Double Garage

The property has an integral double garage, which is floored, with power and light and 2 newly installed electric roller doors to the front.

Gardens

The property is set in a very generous plot with monobloc driveway and lawned gardens to the front. The rear garden is an excellent feature. This extensive garden is mainly laid to lawn, with mature trees, plants and shrubs with patio sections perfect for al fresco dining and entertaining. There are two timber sheds.

Heating

The property benefits from gas central heating.

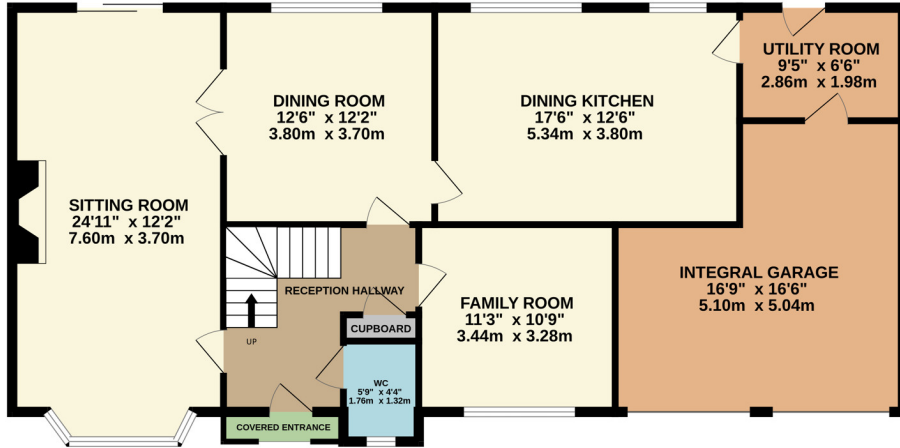
Additional Information

The property benefits from new CR Smith windows which were fitted in December 2020.

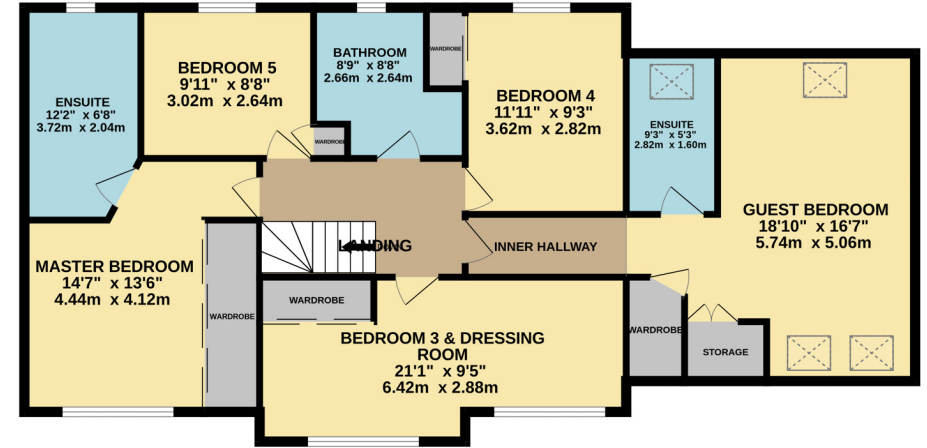
Note

Some of the garden photos featured were taken in Summer 2023.

GROUND FLOOR



1ST FLOOR



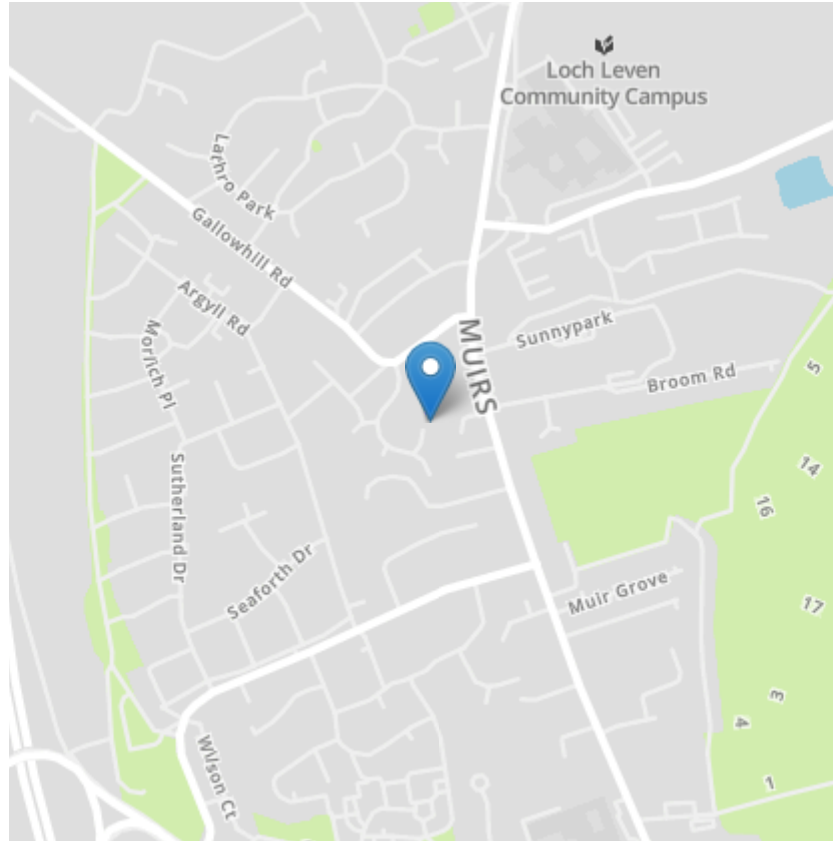
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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14 MAVISBANK, KINROSS - A BETTER PLACE TO LIVE

The sought after 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, 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.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

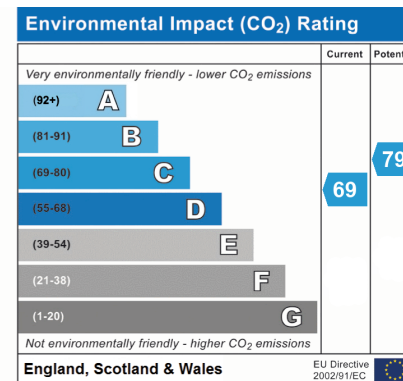
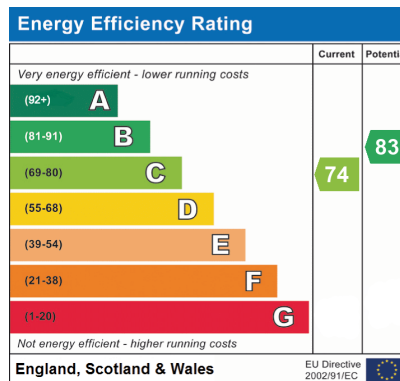
T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

