

31 Broom Road, Kinross



Law Location Life

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Detached 3 Bedroom Bungalow, situated in a quiet cul-de-sac in a highly sought-after residential area of Kinross and set on a generous plot with a south-facing garden backing directly onto Kinross Golf Course. Whilst the property would benefit from some modernisation, it offers spacious accommodation and excellent potential.

The accommodation comprises; Entrance Vestibule, Kitchen, Open Plan Sitting Room and Dining Room, Inner Hallway, WC Room/Cloakroom, Master Bedroom, 2 further Double Bedrooms and Wet Room.

Externally the property has an attractive South facing rear garden, double garage (with single vehicular access) and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is a window to the front and doors providing access into the kitchen and wc/cloakroom.

WC/Cloakroom

The wc/cloakroom comprises; wc, wall hung wash hand basin and window to the front.

Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling, small breakfast bar and stainless steel 1 1/2 bowl sink and drainer. There is a fitted oven and electric hob, spaces and plumbing for other appliances, windows to the front and doors into the sitting room/dining room and inner hallway.

Inner Hallway

The inner hallway has doors providing access into the sitting room/dining room, 3 bedrooms, wet room, 2 storage cupboards and the hatch to the attic space.

Sitting Room

A large reception room with open access into the dining room. There is a slate fireplace and window to the side.

Dining Room

The dining room area has a floor to ceiling window to the side and patio doors providing access into the rear garden.

Master Bedroom

The master bedroom has a large window to the rear overlooking the rear garden and towards the golf course. There is a fitted wardrobe.

Bedroom 2

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

Bedroom 3

A third double bedroom with fitted wardrobe and window to the front.

Wet Room

The wet room comprises; wc, wash hand basin and walk in shower with 'Mira Sprint' shower. There is a window to the front.

Gardens

There is an attractive and enclosed South facing garden to the rear, with large lawn and array of flowers, plants, shrubs and trees, patio areas and access onto Kinross Golf Course. The garden to the front is chipped with shrubs and plants and bounded by a hedge for a high degree of privacy.

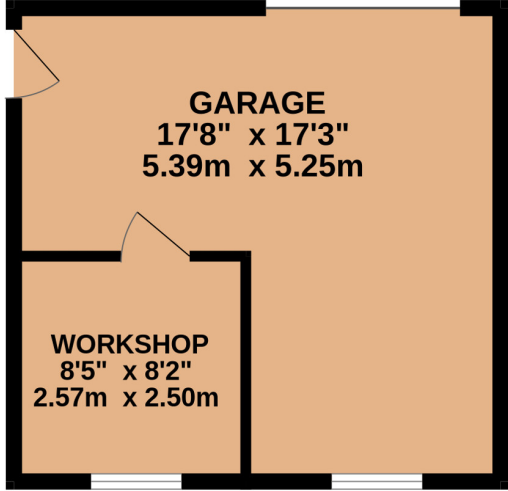
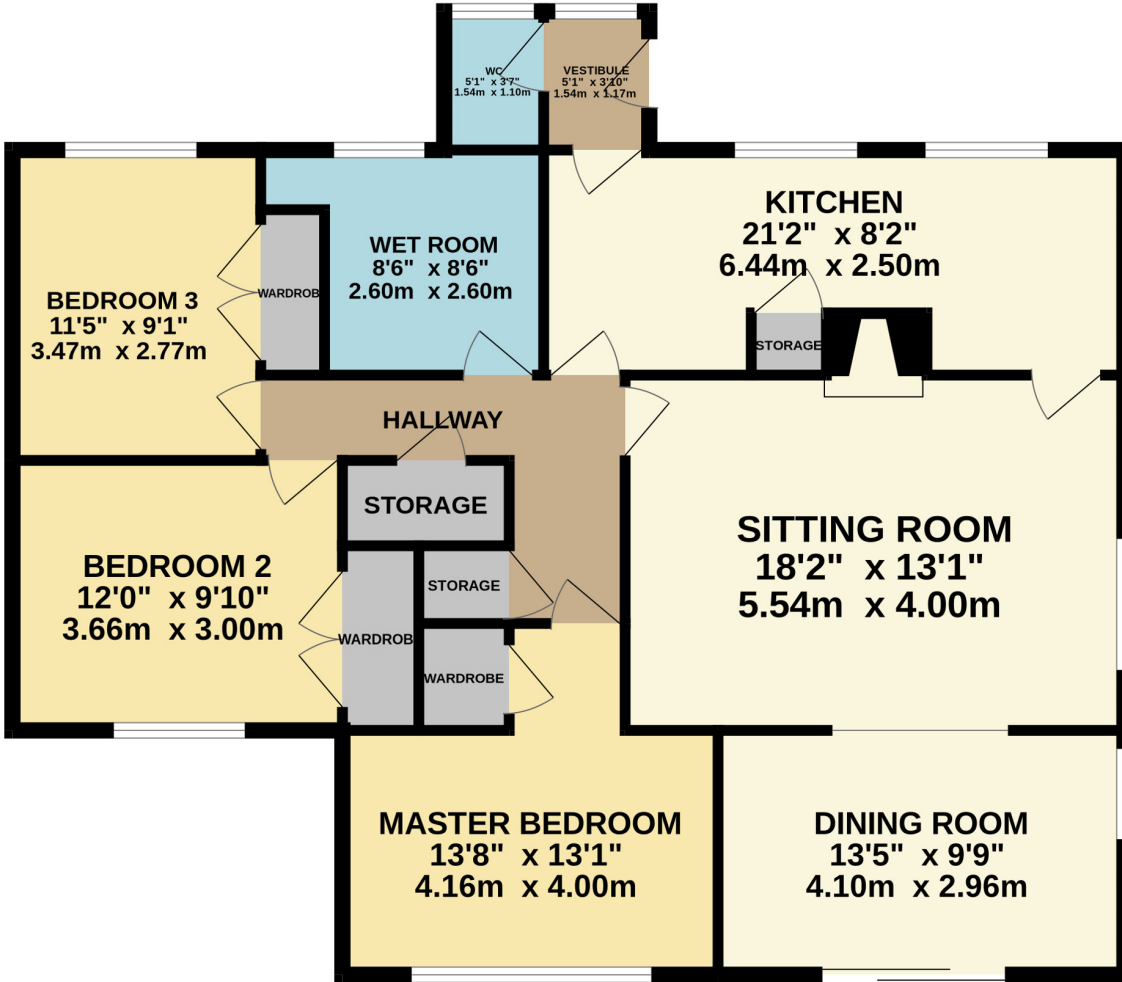
Garage, Workshop & Driveway

The property benefits from a detached double garage with singular vehicle access via an up and over door to the front. There is an additional door to the side, window to the rear, power, light and access into the workshop. The work shop has a window to the rear. The driveway to the front can accommodate 2 vehicles. There is additional on street parking to the front.

Heating

Gas central heating.

GROUND 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.

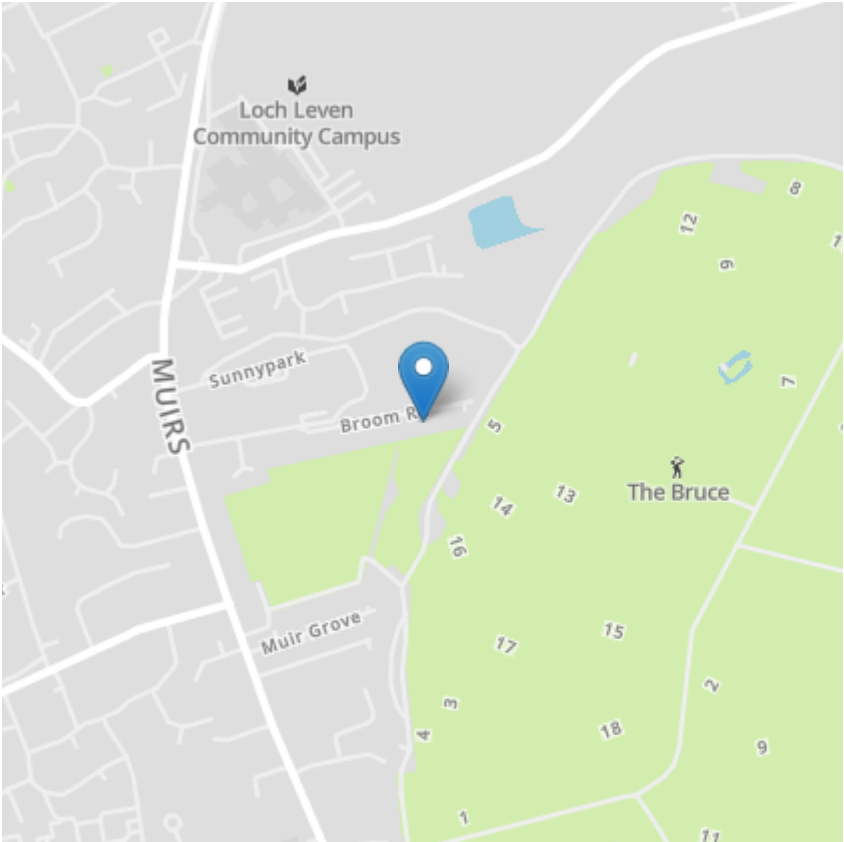
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BROOM ROAD, KINROSS - A BETTER PLACE TO LIVE

The highly 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

