

# 13 Dalwhamie Street, Kinross



Law Location Life

# 13 | Dalwhamie Street | Kinross

**\*\*HOME REPORT VALUATION £310,000\*\***

Beautifully Presented 4/5 Bedroom Detached Villa, situated in a small quiet cul-de-sac on a good sized corner plot, with extended mono block driveway and within walking distance of all local amenities, schools & the Kinross Park & Ride facility. The 'Balerno' was built by Persimmon Homes in 2019 and offers a spacious and flexible layout.

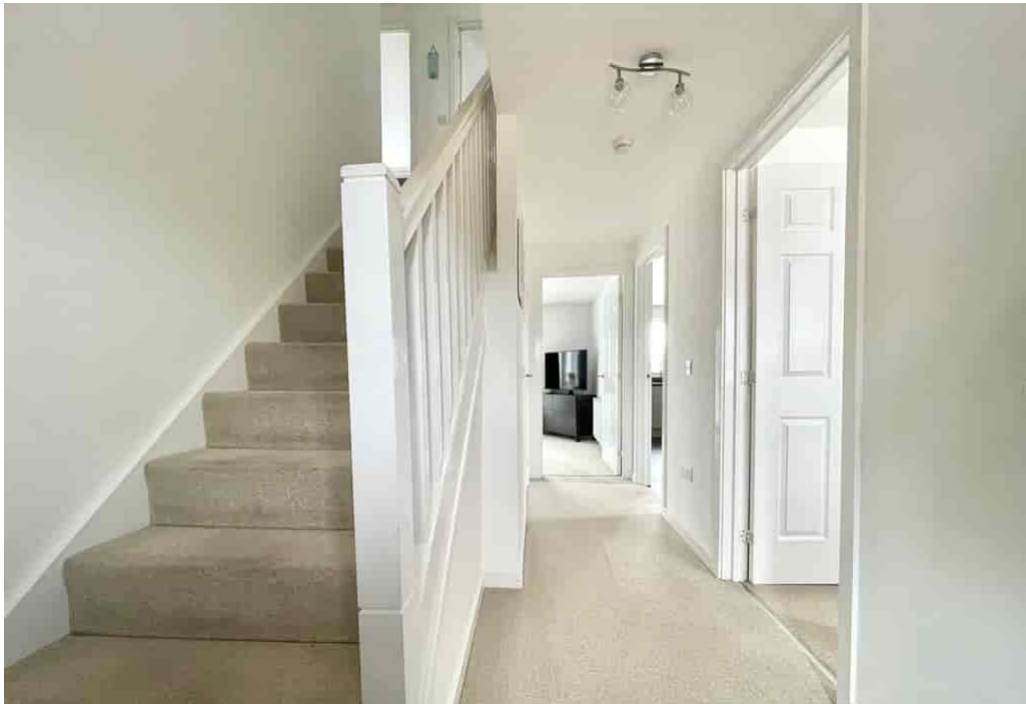
The accommodation comprises; Reception Hallway, Sitting Room (French doors to the garden), Open Plan Kitchen/Dining Room, Dining Room/Bedroom 5, WC/Cloakroom, Master Bedroom (En Suite Shower Room), 3 Further Double Bedrooms and Family Bathroom.

The property further benefits from good sized rear gardens, integral garage and large extended mono block driveway.

Viewing is highly recommended and strictly by appointment only.







## Accommodation

### Reception Hallway

Entry is from the front into the bright and welcoming reception hallway. There is carpeted flooring and doors providing access to the sitting room, dining kitchen, dining room/bedroom 5, wc room and staircase providing access to the upper level.

### Sitting Room

A good sized reception room with carpeted flooring and French doors with adjoining windows to the rear, providing direct access into the garden.

### Dining Kitchen

The contemporary kitchen has vinyl flooring and storage units at base and wall levels, with worktops and complementary splash back tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob and extractor fan. There are spaces for a fridge/freezer, dishwasher, washing machine, tumble dryer and ample room for a dining table. Additionally there is a storage cupboard and window to the rear, overlooking the garden and door to the side.

### Dining Room/Bedroom 5

Currently utilised as a dining, this carpeted room could be used as either a reception room or 5th bedroom. There is a window to the front.

### WC Room

The wc room has vinyl flooring and comprises; Pedestal wash hand basin and wc.

### Upper Level

The carpeted upper landing provides access to 4 double bedrooms and family bathroom. There is a hatch to the attic space which is floored with a Ramsay ladder.

### Master Bedroom

A large master bedroom with window to the front and built in double wardrobe with sliding mirrored doors. There is carpeted flooring and a door to the en suite shower room.

### En Suite Shower Room

The en suite shower room has vinyl flooring and comprises; Walk in shower, pedestal wash hand basin and wc. There is a window to the front and storage cupboard.

### Bedroom 2

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

### Bedroom 3

A further double bedroom with window to the rear and carpeted flooring.

### Bedroom 4

A fourth double bedroom with window to the rear and carpeted flooring.

### Family Bathroom

The family bathroom comprises; Bath with Mira Azora shower over, pedestal wash hand basin and wc. There is a window to the side and vinyl flooring.

### Gardens

The property benefits from a good sized tiered rear garden to the rear with views towards Benarty Hill. The top tier is predominantly laid to lawn with a patio area and is fully enclosed. The bottom tier is accessed via sleeper steps, laid to lawn and again, fully enclosed.

### Garage

There is an integral single garage with up and over door, storage cupboards, power and light.

### Driveway

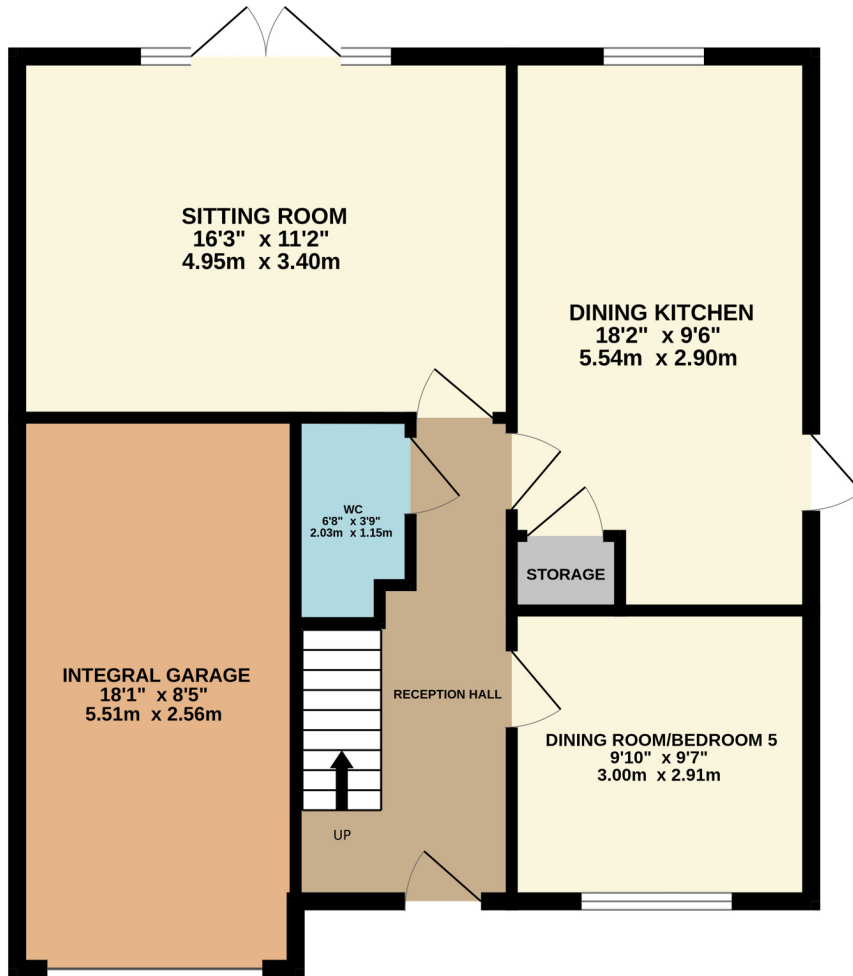
An extended mono block driveway to the front provides parking for four vehicles.

### Heating

Gas central heating with radiators throughout.



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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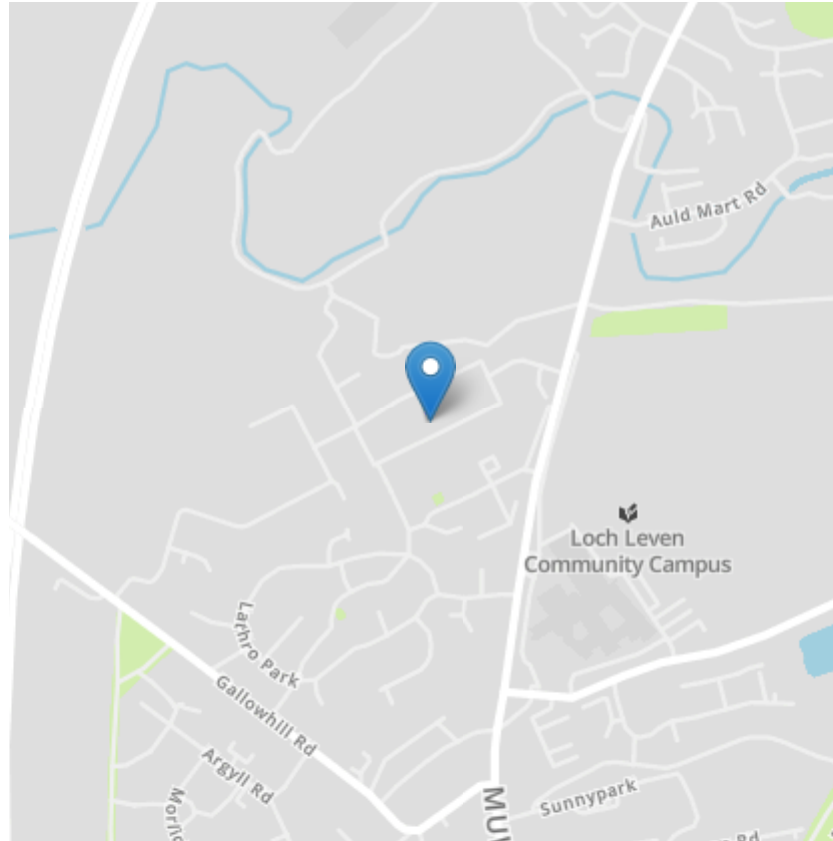






# DALWHAMIE STREET, KINROSS - A BETTER PLACE TO LIVE

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.



Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

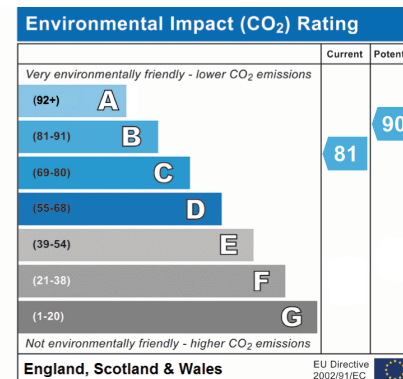
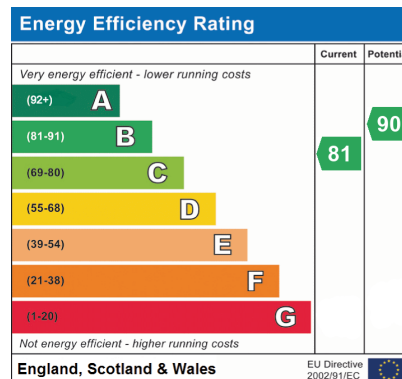
T: 01577 862405  
F: 01577 862829  
E: [property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)  
[www.andersons-kinross.co.uk](http://www.andersons-kinross.co.uk)

#### 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

