

# 6 Broom Court, Kinross



Law Location Life



# 6 Broom Court | Kinross

Substantial 4 Bedroom Detached Villa, located within one of Kinross's most sought-after residential areas and offering an opportunity to acquire a spacious and versatile family home set on an attractive corner plot.

Generously proportioned throughout, the accommodation comprises: Entrance Vestibule, Reception Hallway, Open Plan Sitting/Dining Room (Patio Doors to Garden), Dining Kitchen, WC/Cloakroom, Bedroom 4, Upper Level Landing, Master Bedroom (En Suite Wet Room), 2 Further Double Bedrooms and Family Bathroom.

The property further boasts gardens to the front, sides and rear, detached garage and driveway.

Early viewing is highly recommended to fully appreciate the space, flexibility, and location this fine property offers.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is carpeted flooring and door providing access into the reception hallway.

Reception Hallway

The reception hallway has doors to the sitting/dining room, dining kitchen, bedroom 4, wc/cloakroom and storage cupboard. There is carpeted flooring and staircase to the upper level.

Sitting Room/Dining Room

A large open plan reception room with carpeted flooring. The sitting room has a feature brick fireplace with gas fire and window to the side. The formal dining room area is again carpeted, with patio doors into the garden.

Open Plan Kitchen/Dining Room

A spacious fitted kitchen with adjacent dining area. The kitchen has attractive storage units at base and wall levels, ample work top surfaces, stainless steel 1 1/2 bowl sink and drainer and is fitted with a gas hob and electric oven. There are attractive tiled surrounds, plumbing for automatic washing machine and dishwasher and spaces for other appliances. Additionally, there is vinyl flooring, windows to the side and rear and door providing access into the garden.

Bedroom 4

Situated on the ground level, a double bedroom with carpeted flooring and window to the side.

WC/Cloakroom

The wc/cloakroom comprises; wc, wash hand basin, vinyl flooring and window to the rear.

Upper Level

A carpeted staircase and landing with window to the front, provides access to the master bedroom, 2 further bedrooms, family bathroom and hatch to the partially floored attic space.

Master Bedroom

The master bedroom has a window to the side, carpeted flooring, fitted wardrobe and door to the en suite wet room.

En-suite Wet Room

The en suite wet room comprises; wall hung wash hand basin, wall hung wc, walk in shower, chrome towel radiator and Velux window to the rear.

Bedroom 2

A double bedroom with window to side, carpeted flooring, fitted wardrobe and door providing access to eaves storage.

Bedroom 3

A further double bedroom with carpeted flooring, window to the side, fitted wardrobe and door providing access to the eaves storage.

Bathroom

Attractive modern family bathroom comprising; pedestal wash hand basin, wc and bath with 'Triton Enrich' shower over. The walls are partially tiled, with vinyl flooring, chrome towel radiator, built in tiled shelving and Velux window to the rear.

Gardens

The property is set in a generous corner plot with gardens to each side and also to the rear. There is a good size enclosed South facing lawn area enjoying a high degree of privacy. There is also a drying area and patio section to the rear of the property laid to chip for easy maintenance.

Garage

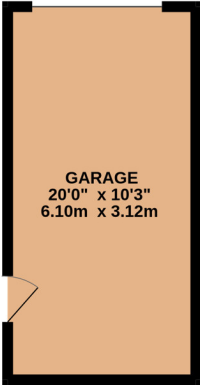
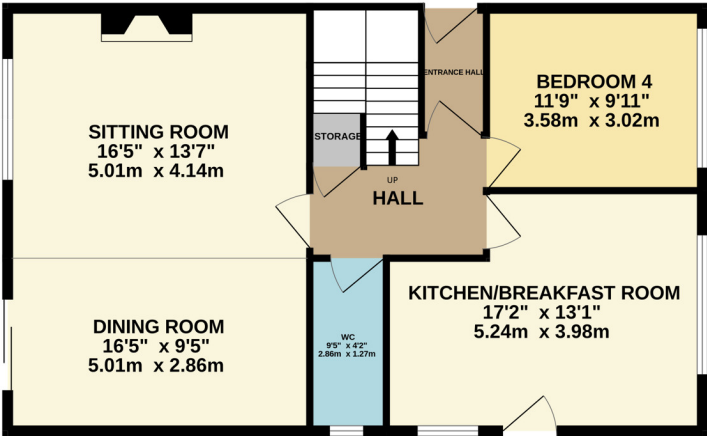
The property has a garage with additional off street parking. The garage benefits from an up and over door to the front, door to the side, power and light.

Heating

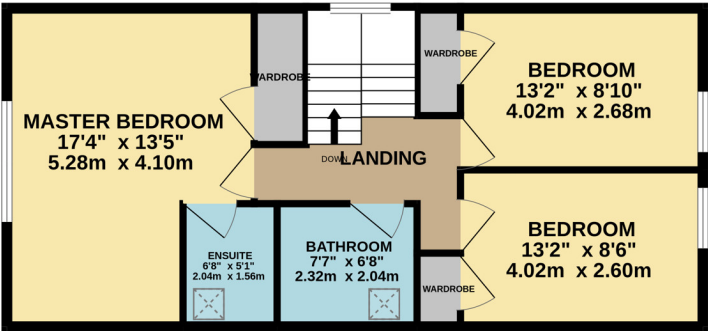
Heating is by gas central heating with radiators throughout the property.



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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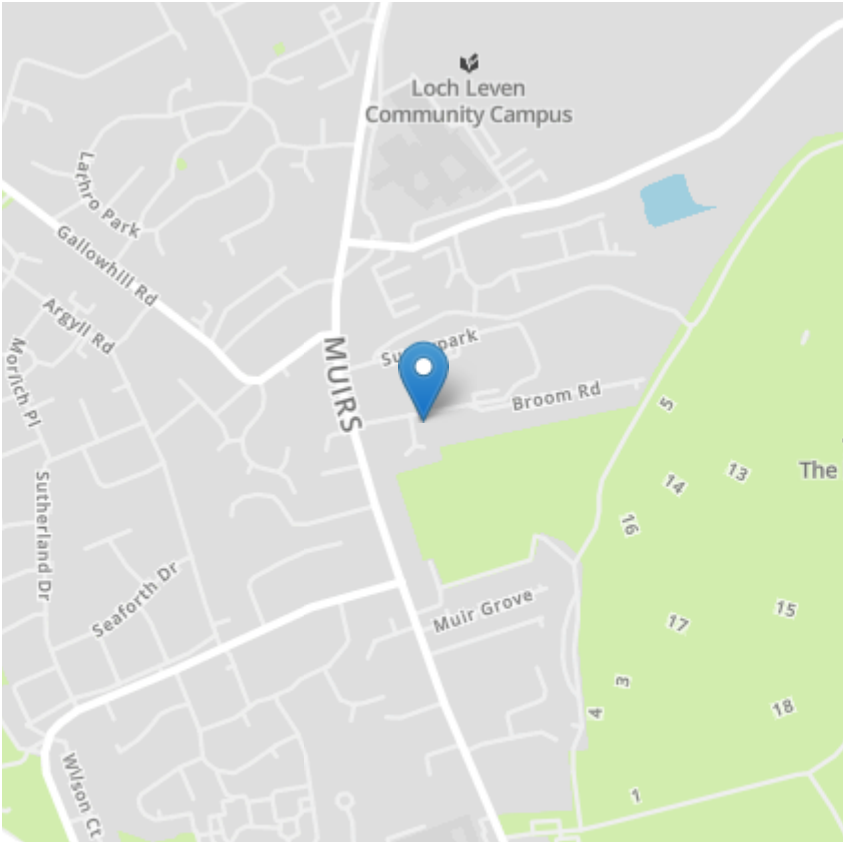






# 6 BROOM COURT, KINROSS - A BETTER PLACE TO LIVE

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.



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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

