

Ashfield

4 Springfield Road, Kinross



Law Location Life

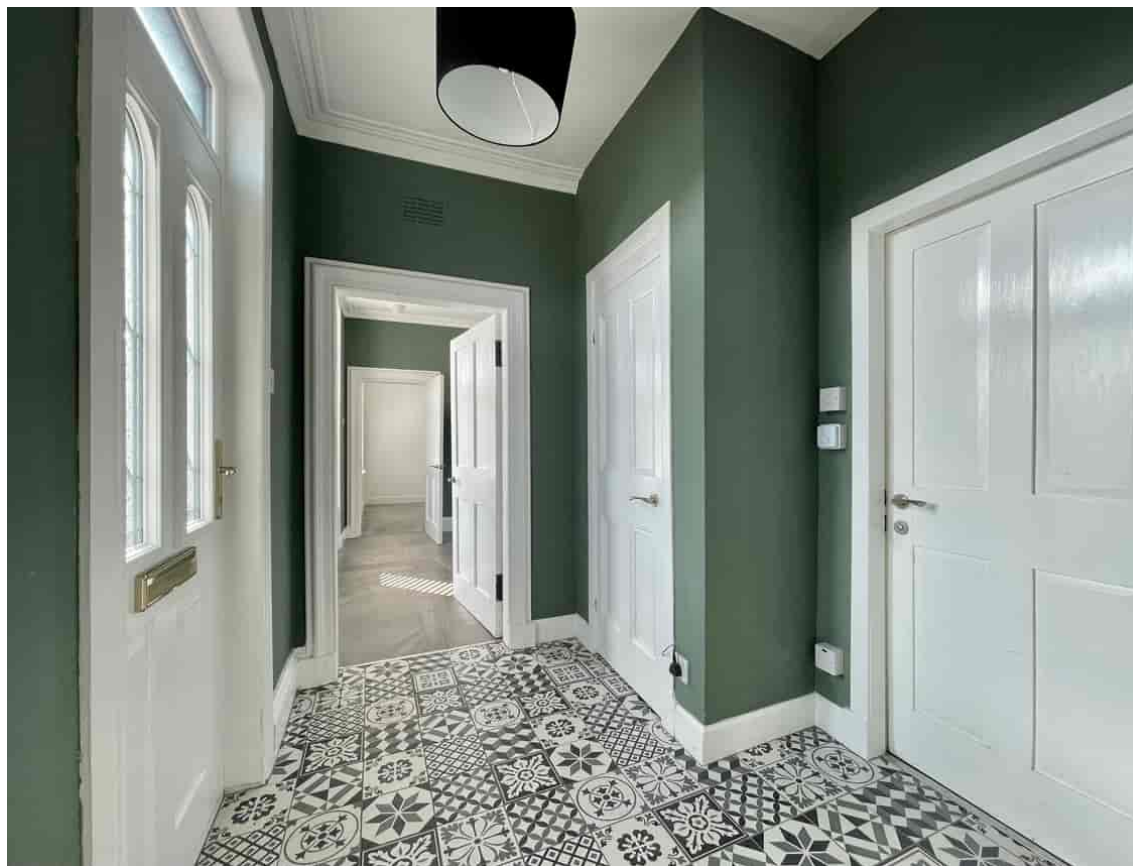
Ashfield | 4 | Springfield Road | Kinross

Delightful Traditional Detached Cottage set in stunning gardens, centrally located in the heart of Kinross.

This spacious property offers fantastic accommodation, with scope for extension (subject to planning) and comprises; Reception Hallway, Sitting Room, Dining Kitchen, Utility Room, Master Bedroom (En Suite Shower Room), a further Double Bedroom and Family Bathroom.

The property further benefits from a large Store Room, Garden Room/Office, beautiful rear gardens, large driveway to the front and side, electric vehicle charging point, solar panels and heating via both gas central heating and an air source heat pump.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is gained to the front into a generously proportioned reception hallway which has attractive tiled flooring and doors providing access to the sitting room, dining kitchen, family bathroom and storage cupboard.

Sitting Room

A bright, well proportioned reception room with tiled flooring and feature bay window to the front, with window seat. There are French doors to the rear giving access onto the decked area in the rear garden and door providing access into bedroom 2.

Bedroom 2

A double bedroom with window to the front and carpeted flooring.

Bathroom

The generous family bathroom comprises; built in wash hand basin and w.c, with storage, bath and shower cubicle. There is a window to the rear and vinyl flooring.

Dining Kitchen

The dining kitchen has a range of storage cupboards at base level, worktop, sink and drainer and breakfast bar with seating for 6. Fitted appliances included oven, hob and extractor fan. There is ample space for a dining table, window to the front and doors providing access into the master bedroom hallway and utility room.

Utility Room

A good sized utility room with worktops, storage units, 1 1/2 bowl sink and drainer and space for a fridge/freezer, washing machine and tumble dryer. There are two windows and a door to the side into the garden/driveway.

Master Bedroom & Hallway

A small hallway from the kitchen provides access into this double bedroom with windows looking onto the rear garden. There is a shelved Edinburgh press and door providing access

into the en suite shower room.

En-Suite Shower Room

A well appointed en-suite shower room comprising w.c, wash hand basin and shower cabinet.

Outside Store Room

A large store room to the side of the property provides additional storage space.

Loft

The property has a large loft to provide further storage and may provide scope for further accommodation (subject to usual consents).

Grounds and Garden Room/Office

The fabulous rear garden is fully enclosed and is predominantly laid to lawn with attractive borders of plants, shrubs and flowers. There is a large decked area directly outside the sitting room, with ample space for outdoor furniture and additional raised composite decked areas. A great feature of the garden is the timber clad garden room/office, which has French doors to the side, with additional windows, laminate flooring, power and light.

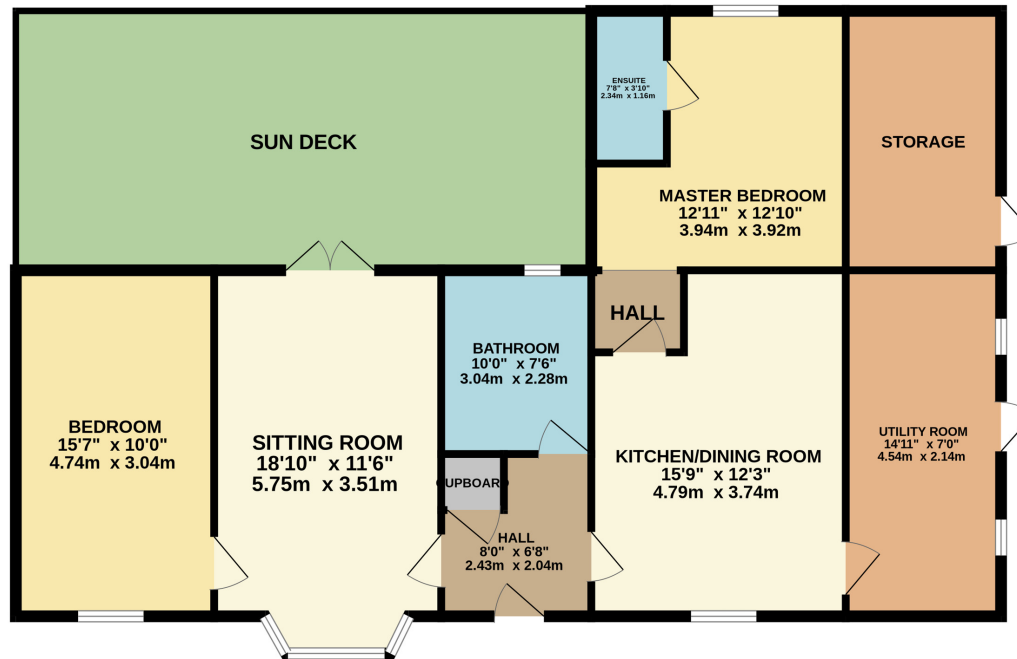
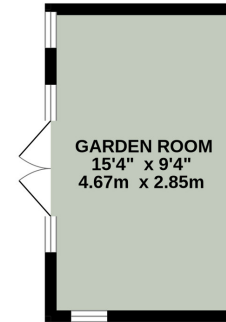
Heating & Solar Panels

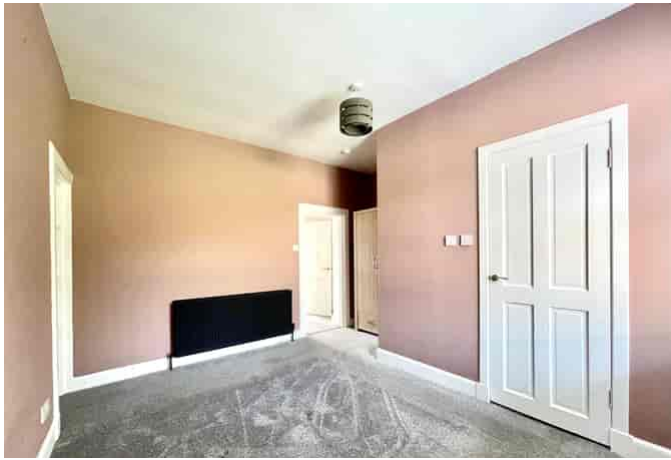
Heating is supplied by an air source heat pump and gas central heating. The property also benefits from solar panels. The photovoltaic inverter and isolator are located within the roof space.

Electric Vehicle Charging Point

There is also an electric vehicle charging point to the front.

GROUND FLOOR

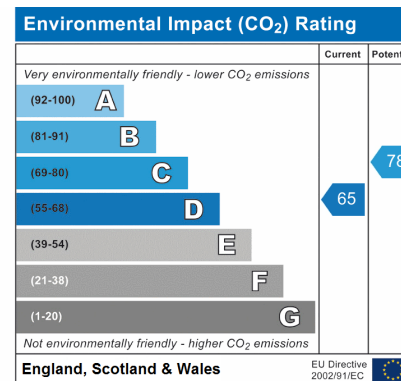
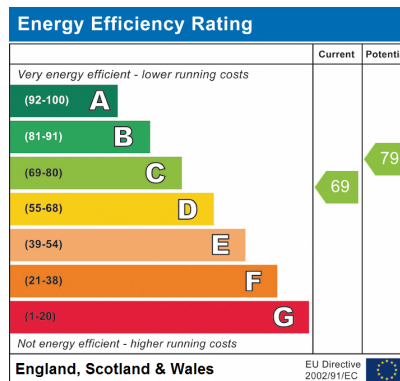
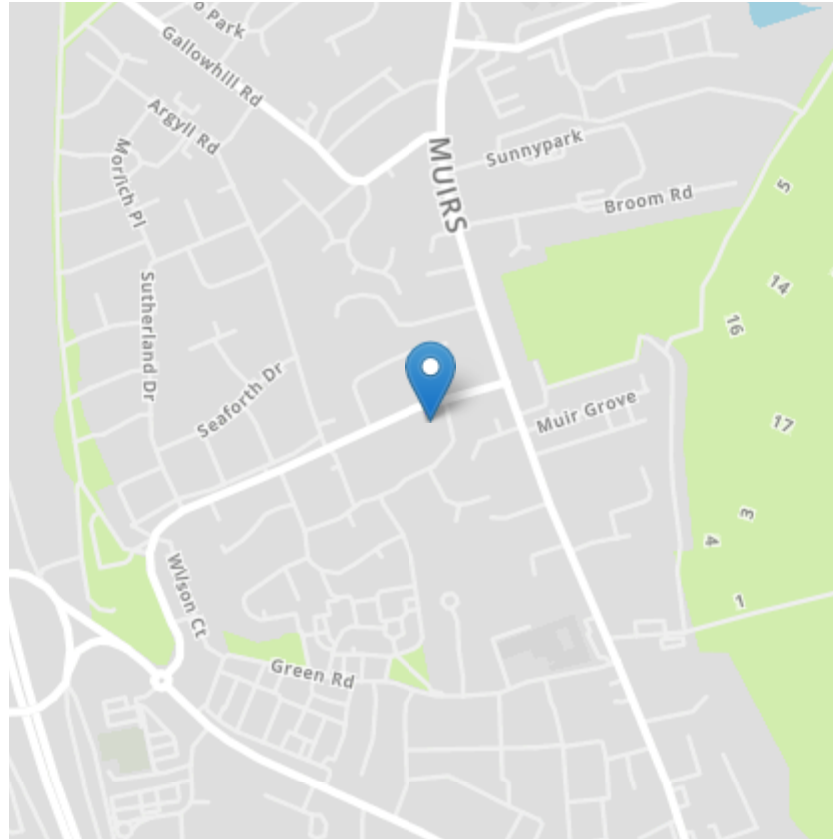






SPRINGFIELD ROAD, KINROSS - A BETTER PLACE TO LIVE

The 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. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not soyoung 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

