

3 Talla Park, Kinross



Law Location Life

3 | Talla Park | Kinross

Rarely Available, this Beautifully Presented Extended Detached Family Villa, offers exceptionally spacious and flexible accommodation and is situated in one of Kinross's most desirable locations in Talla Park, a quiet cul-de-sac adjacent to Kinross Golf Course and just a minutes walk from the Town Centre and all it's amenities.

The accommodation comprises; Ground Floor Level - Entrance Hallway, Sitting Room (Feature Bay Window), Dining Hall, Breakfasting Kitchen, Utility Room, Dining Room & Family Room/Bedroom 5. Upper Level - Master Bedroom, Guest Bedroom, 2 further Double Bedrooms, Family Bathroom & Family Shower Room.

Externally the property benefits from an attractive landscaped West facing rear garden, further garden to the front, double integral garage and driveway.

Viewing is highly recommended and is strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There is carpeted flooring and doors providing access to the dining hall and wc/cloakroom.

WC/Cloakroom

The wc/cloakroom comprises; wc, pedestal wash hand basin and tiled flooring.

Dining Hall

A large reception area, which could be utilised in a number of ways. There is carpeted flooring, doors to the sitting room, dining room, breakfasting kitchen, under stair storage cupboard and staircase to the upper level.

Sitting Room

A spacious reception room with feature bay window, coal effect gas fire with timber fireplace and carpeted flooring.

Dining Room

A formal dining room with carpeted flooring, patio doors into the rear garden and door into the family room/bedroom 5.

Family Room/Bedroom 5

A versatile room, currently used as a further reception room, but could be used as a 5th bedroom. There is carpeted flooring and patio doors into the rear garden.

Dining Kitchen

A contemporary kitchen with storage units at base and wall levels, pan drawers, quartz worktops and stainless steel sink. Fitted appliances include 'Siemens' Oven, microwave, warming drawer, electric hob, extractor fan, dishwasher and fridge freezer. There is tiled flooring, patio doors into the rear garden and door providing access into the utility room.

Utility Room

The utility room has further storage units at base and wall levels, pantry cupboards, quartz worktops, stainless steel sink and space and plumbing for a washing machine and tumble dryer. There is tiled flooring and door into the rear garden.

Upper Level

An attractive carpeted staircase with timber balustrade leads to a mid landing level. The upper landing is again carpeted with doors providing access to 4 bedrooms, bathroom and

shower room. There is a hatch to the floored attic space with Ramsay ladder.

Master Bedroom

A master bedroom with fitted wardrobe, window to the front and carpeted flooring.

Bedroom 2

A guest bedroom with fitted wardrobe, window to the rear and carpeted flooring.

Bedroom 3

A further double bedroom with fitted wardrobes, carpeted flooring and window to the side.

Bedroom 4

A fourth double bedroom with fitted cupboard, window to the side and carpeted flooring.

Family Bathroom

The family bathroom is tiled and comprises; jacuzzi bath, fitted wc and wash hand basin with storage, towel radiator and window to the side.

Family Shower Room

The family shower room is tiled and comprises; shower cubicle, fitted wc and wash hand basin with storage and towel radiator.

Gardens

The property is set in beautifully landscaped gardens to the front and rear. The rear garden is West facing, fully enclosed with feature stone wall, shaped lawn, paved patio areas, garden arch, timber summer house, timber shed and an array of mature trees, plants, shrubs and flowers. The front garden is predominantly laid to lawn, with shrubs, plants and mature trees, allowing for a high degree of privacy.

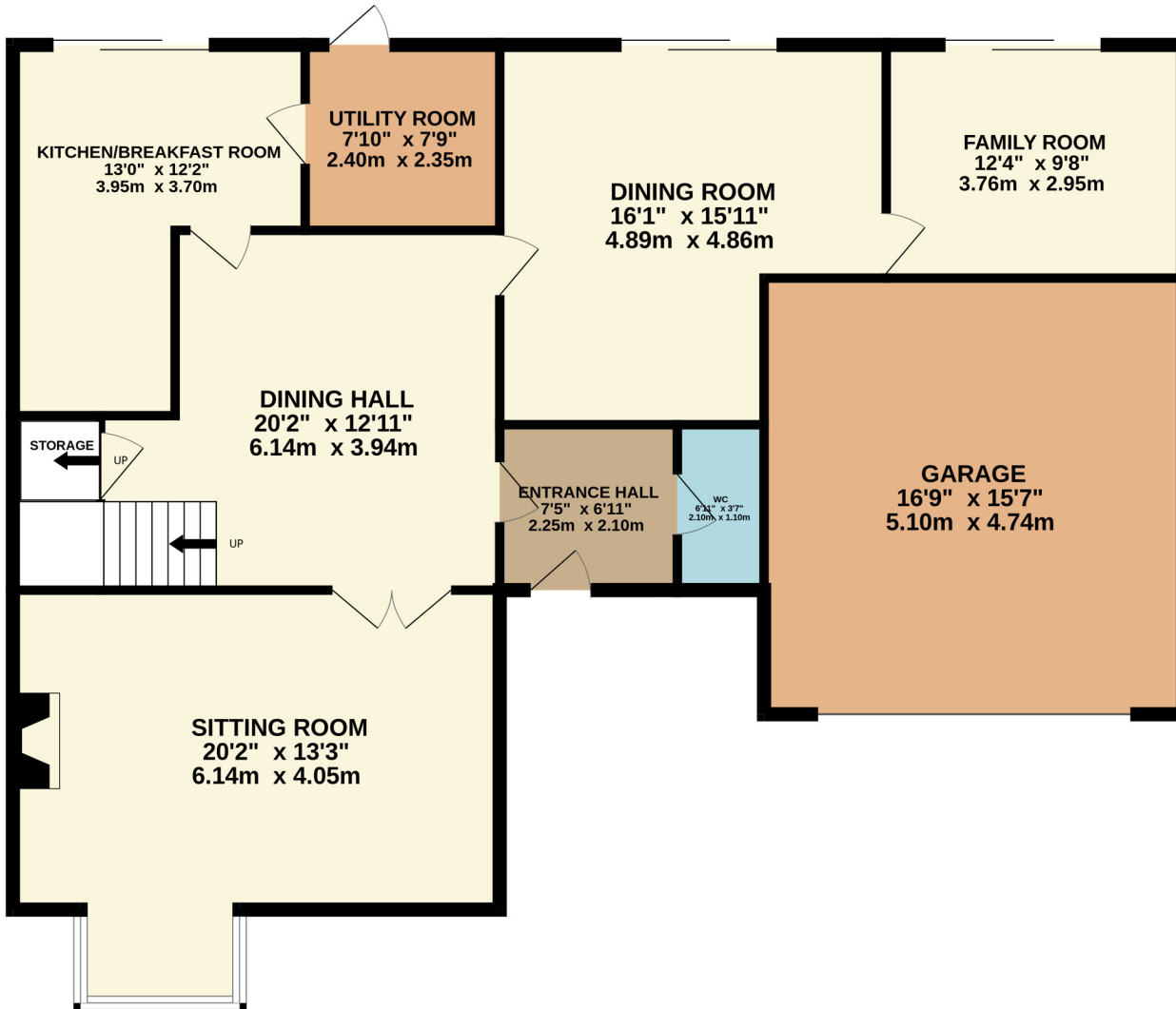
Garage & Driveway

The double integral garage has power, light and an electric door. The driveway is to the front of the property and can accommodate 3/4 vehicles.

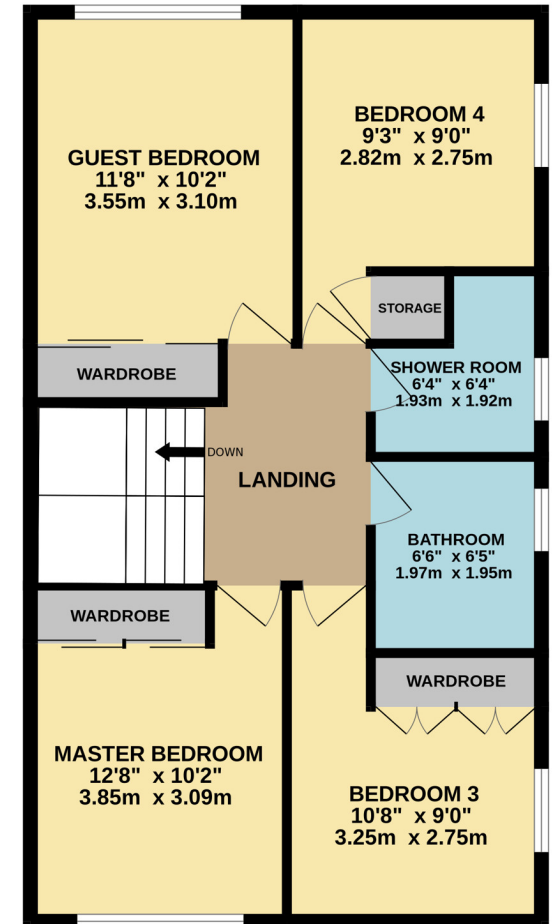
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



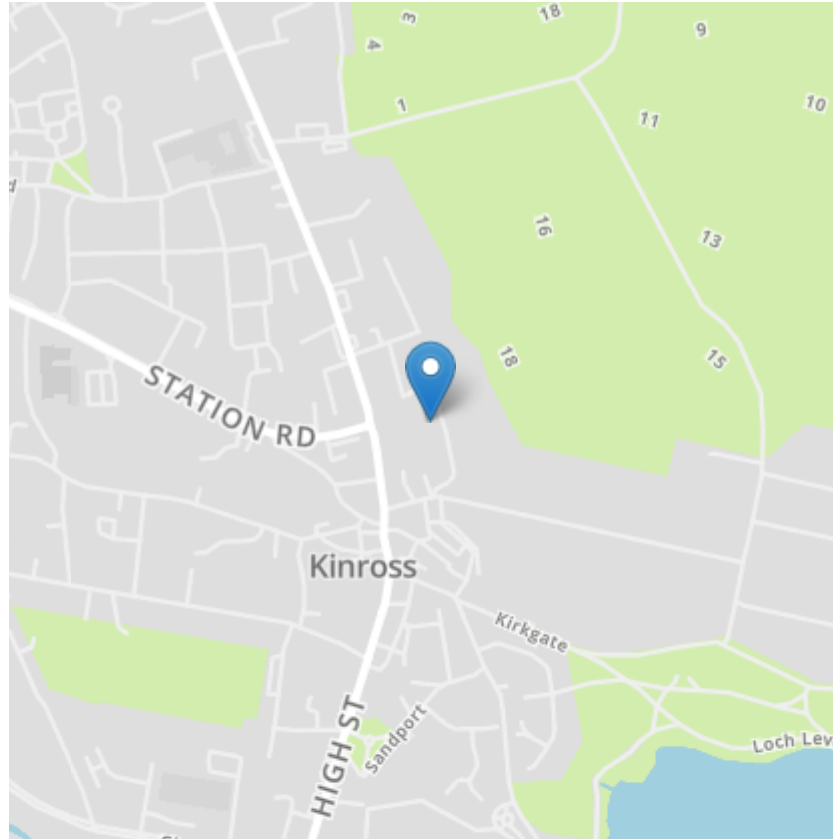
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
 Made with Metropix ©2024





TALLA PARK, 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.



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			
		66	80
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			
		58	75
England, Scotland & Wales		EU Directive 2002/91/EC	

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

