

10 St Marys Place, Kinross,



Law Location Life

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A Recently Renovated Semi-Detached Extended Villa nestled in a quiet cul-de-sac in a highly sought-after residential area of Kinross.

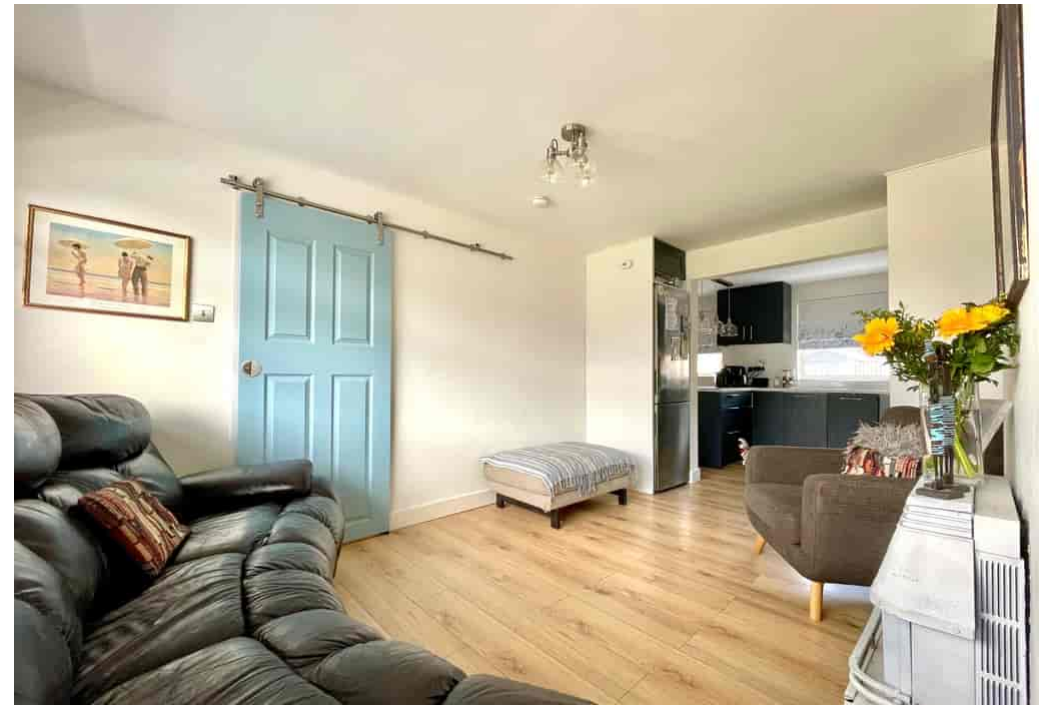
This modern family home effortlessly combines stylish living with functional space, making it the perfect retreat for families of all sizes. Beautifully presented throughout the property is in move-in condition and comprises;

Entrance Vestibule, Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Family Room, Shower Room, Upper Level Landing, Master Bedroom with En Suite Bathroom and Dressing Room/Bedroom 4 and 3 further bedrooms.

Externally the property is set in sizable gardens to the front and rear with large garden store room, integral garage and driveway.

Viewing is highly recommended to appreciate the size and finish of the property and is strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is vinyl tile effect flooring and door providing access into the hallway.

Hallway

The hallway provides access to the sitting room, shower room, stair case to the upper level and has vinyl tile effect flooring.

Sitting Room

A spacious reception room with large window to the front, laminate flooring, fireplace with gas fire and open plan access into the kitchen/dining room.

Kitchen Dining Room

The heart of this home is this fabulous open plan kitchen dining room, with contemporary kitchen units at base and wall levels, worktops, splash back tiling, peninsula with additional storage and worktop space and stainless steel sink and drainer. Fitted appliances include a Belling Range with gas hob and dishwasher. There is laminate flooring throughout, windows to the rear, ample space for a dining table and sliding door providing access into the family room.

Family Room

An additional reception room with laminate flooring, window to the rear and door providing access into the garden.

Shower Room

A modern shower room comprising; wc, fitted wash hand basin with storage, large walk in shower, chrome towel radiator, LED touch mirror and vinyl tile effect flooring.

Upper Level Landing

A timber staircase provides access to the upper landing. There is laminate flooring, hatch to the attic space and doors to the master bedroom and dressing room and 3 further bedrooms.

Master Bedroom

The master bedroom has a window to the front, laminate flooring, open access into the en suite bathroom and door to the dressing room.

En Suite Bathroom

The en suite bathroom comprises; freestanding bath with Mira Sport shower over, built in

wash hand basin with storage, wc, chrome towel radiator, LED touch mirror and vinyl flooring.

Dressing Room/Bedroom 4

The dressing room could easily be utilised as a 4th double bedroom and has laminate flooring and a window to the rear.

Bedroom 2

A large double bedroom with dressing area with built in storage, laminate flooring and window to the front.

Bedroom 3

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

Bedroom 5

Currently utilised as a study, this room has laminate flooring and window to the rear.

Gardens

The property is set in great sized gardens. The rear garden is fully enclosed with lawn area, built in sleeper planters and large patio area. The front garden is laid to lawn.

Store Room

The original garage has been converted into a large store room, with raised timber ceiling, door to the side and windows to the front and side.

Integral Garage

The integral garage has an electric door to the front, power and light.

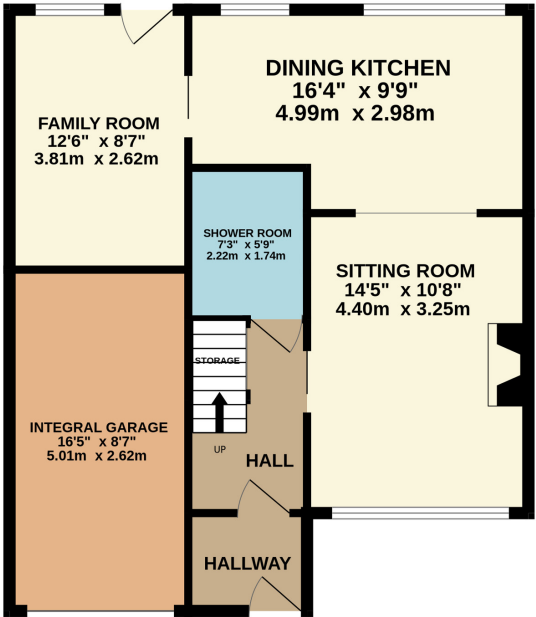
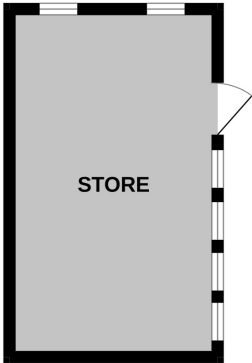
Driveway

A driveway to the front can accommodate 2 vehicles.

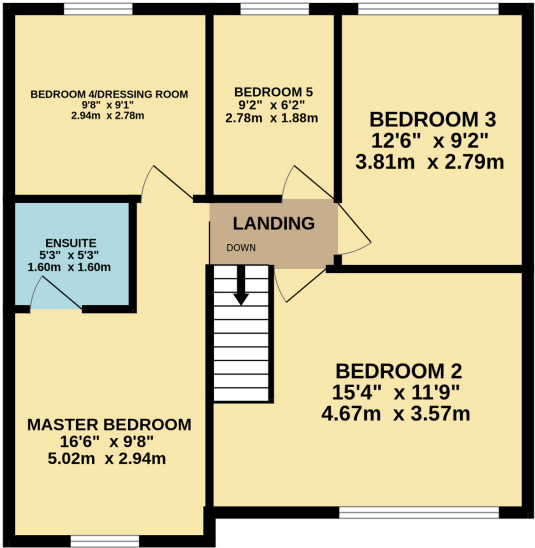
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



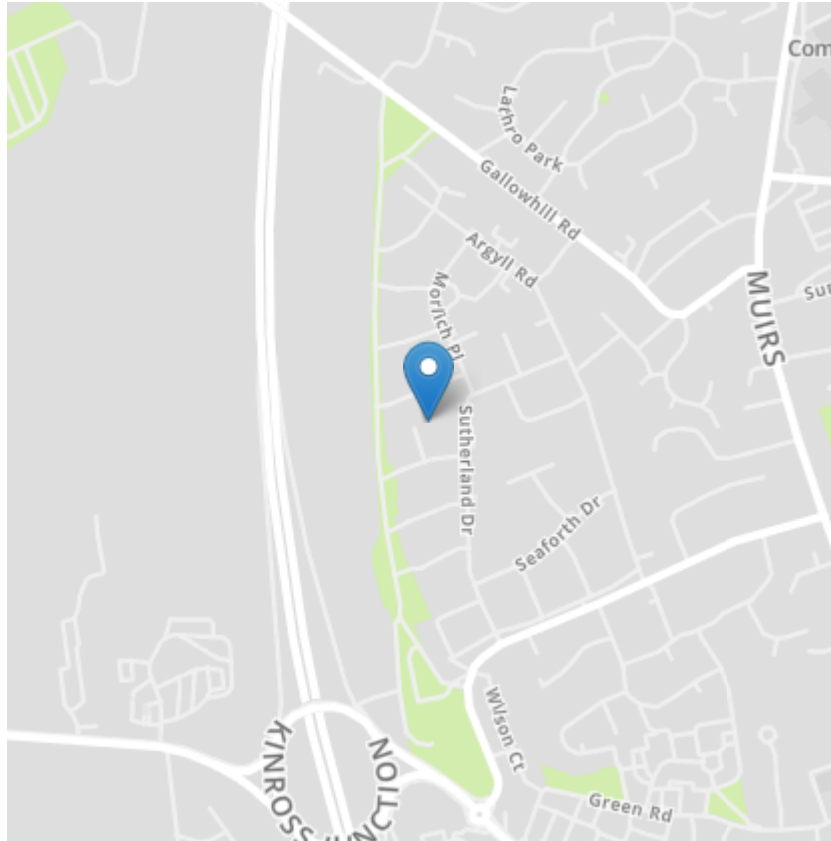
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

