

8 Bowton Road, Kinross



Andersons

Law Location Life

8 | Bowton Road | Kinross

This beautifully presented Semi Detached Villa is set on a large plot, with generous gardens to the front and rear and offers immaculate family accommodation throughout.

Situated in the heart of Kinross Town Centre, the property is a short walk from all local amenities, schools and the Loch Leven Heritage Trail.

The accommodation comprises; Entrance Hallway, Sitting Room, Breakfasting Kitchen, Garden Room, Utility Room, Shower Room and 3 Double Bedrooms.

Externally there are substantial gardens to the front and rear, with ample on street parking directly to the front of the property.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is gained from a door to the side into the main reception hallway. This hallway has oak flooring and doors providing access to the sitting room, utility room, shower room and carpeted staircase to the upper level.

Sitting Room

Good sized reception room with oak flooring, feature fireplace with multi fuel stove, French doors into the front garden and door into the breakfasting kitchen.

Breakfasting Kitchen

A modern kitchen with storage units at base and wall levels, worktops, splash back tiling, high gloss laminate flooring and sink and drainer. There is space for a small breakfasting table/breakfast bar and fitted appliances include Beko Range with electric hob, extractor fan, integrated dishwasher and microwave. There is ample room for an American sized fridge/freezer, door to storage cupboard housing the boiler and door providing access into the sun room.

Garden Room

The garden room is a conservatory style extension to the property, currently utilised as a dining area. There is high gloss laminate flooring, windows to the front and sides and door providing access into the rear garden/

Utility Room

Situated off of the reception hallway the utility room has high gloss laminate flooring, window to the front, splash back tiling and space for a washing machine and tumble dryer.

Shower Room

The shower room comprises; w.c, pedestal wash hand basin, walk-in double shower cabinet and chrome towel radiator. This room is part tiled with laminate flooring and and a stained glass frosted window to the rear.

Upper Level

Upstairs provides access to three double bedrooms, storage cupboard and hatch to the loft space. There is a window to the front and carpeted flooring.

Master Bedroom

A large double bedroom with two windows to the front, fitted wardrobe and laminate flooring. This room has attractive views towards the countryside in the distance.

Bedroom 2

Another spacious double bedroom with laminate flooring, fitted wardrobe and window to the front.

Bedroom 3

A third double bedroom with laminate flooring, fitted wardrobe and window to the rear.

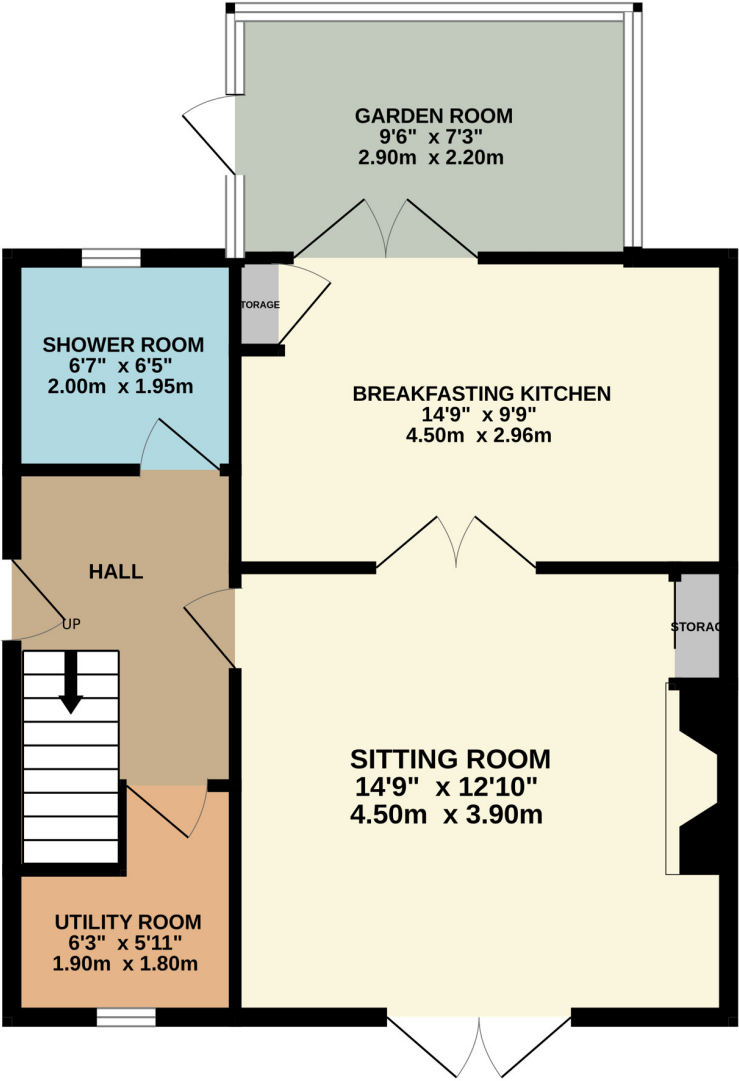
Gardens

The property is set in a generous plot with extensive gardens to front and rear. To the front this is predominantly laid to stone chip with mono-block paving. The rear garden once again is extensive with a large patio area, lawn and a decked section with summer house.

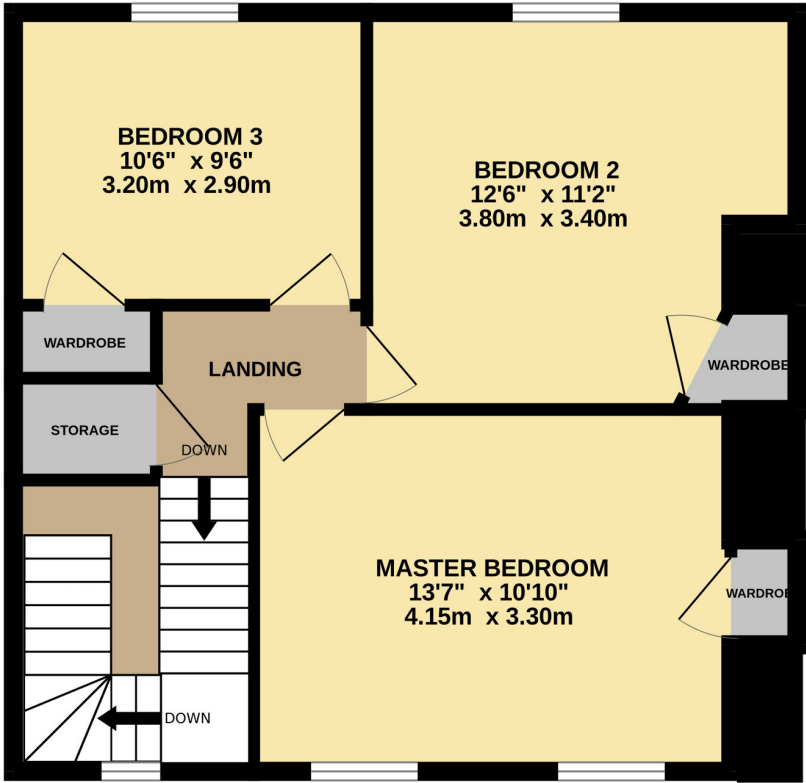
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



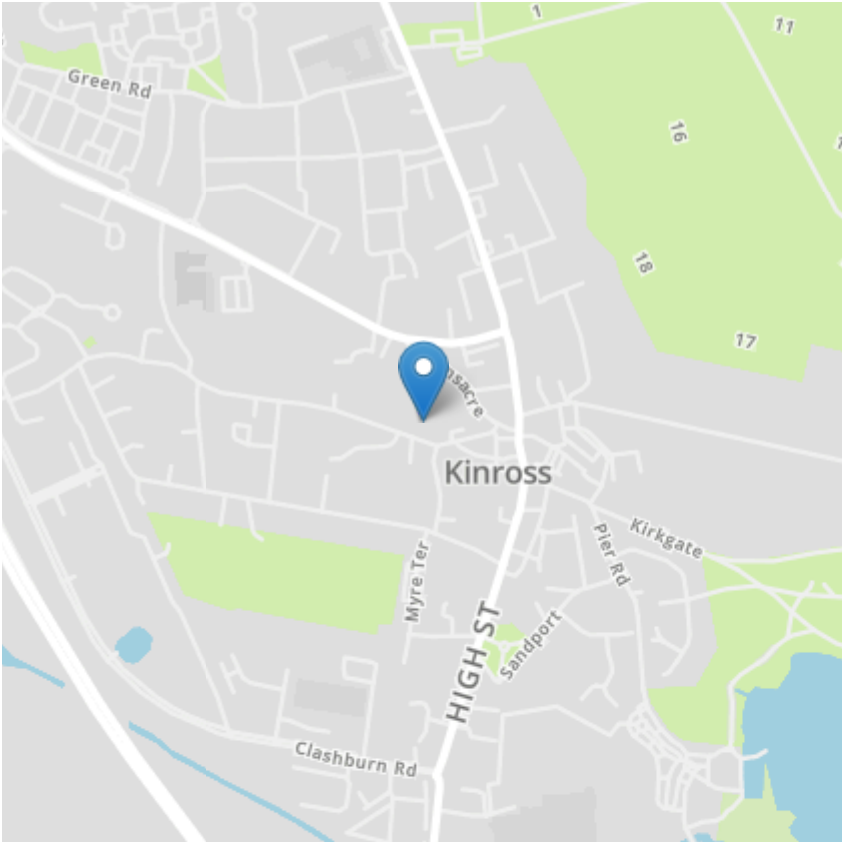
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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

