

2 Torridon Place, Kinross



Andersons

Law Location Life

2 | Torridon Place | Kinross

An Outstanding Detached Villa, situated on a corner plot, in a highly sought after residential location in Kinross. Offering spacious and beautifully presented accommodation, the property is within walking distance of all schools and local amenities.

The property comprises; Reception Hallway, Sitting/Dining Room, Open Plan Kitchen/Dining Room, WC/Cloakroom, 4 Bedrooms (one En Suite) and Family Bathroom.

Additionally, the property has gardens to the front and rear, detached garage and a large driveway to the side.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the side into the spacious and bright reception hallway. There is high gloss laminate flooring and doors providing access to the sitting/dining room, open plan kitchen, wc/cloakroom and under stair storage cupboard. A carpeted staircase provides access to the upper level.

Sitting/Dining Room

A large reception room with two windows to the front, fireplace with coal effect gas fire and high gloss laminate flooring.

Open Plan Kitchen/Dining Room

The open plan kitchen/dining room has wood flooring, storage cupboards at base and wall levels, worktops and stainless steel 1 1/2 bowl sink and drainer. A feature of the room is the breakfast bar with additional storage and seating for 3/4. There is a 'Cookmaster Leisure' Range and hob, extractor fan and space and plumbing for a dishwasher, washing machine and American fridge freezer. Additionally, there are 3 large floor to ceiling windows and a door to the rear. There is ample space for a large dining table.

WC/Cloakroom

The tiled wc/cloakroom comprises; wc and wash hand basin with storage. There is a window to the side.

Upper Level

On the upper level, a carpeted gallery landing provides access to 4 bedrooms, family bathroom and hatch to the attic. There is a window to the side.

Master Bedroom

A double bedroom with laminate flooring and large window to the front.

Bedroom 2

A double bedroom with laminate flooring, fitted wardrobe and window to the rear, with views over the surrounding countryside.

Bedroom 3

A further double bedroom with fitted wardrobe, laminate flooring and window to the front.

Bedroom 4

A fourth bedroom currently utilised as an office/hobby room. There is laminate flooring, window to the rear with countryside views and door to the en suite shower room.

En Suite Shower Room

The en suite shower room is tiled and comprises; wc, wash hand basin with storage, corner shower and chrome towel radiator.

Family Bathroom

The family bathroom is tiled and comprises; wc, pedestal wash hand basin, bath with 'Triton Cara' shower, chrome towel radiator and window to the side.

Gardens

The property is set in attractive gardens. The rear garden is enclosed and low maintenance, with large patio & chipped area. There is a door providing access into the detached garage. The front garden is laid to lawn with borders of flowers and shrubs.

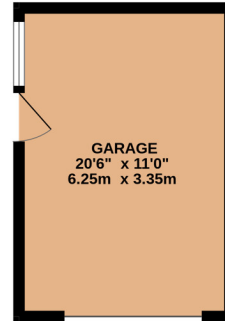
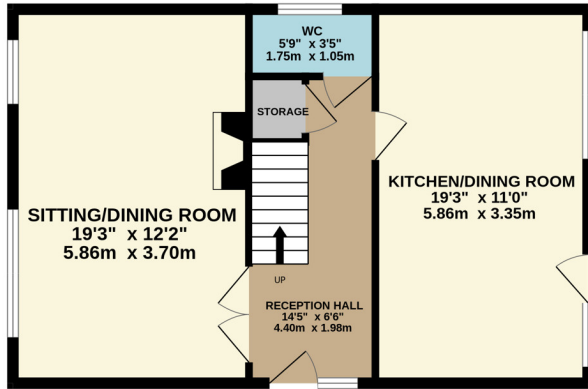
Garage & Driveway

The detached garage is located to the rear of the property. There is an up and over door to the side, window and door to the front and power and light. The driveway is located to the side of the property and can accommodate 4 vehicles.

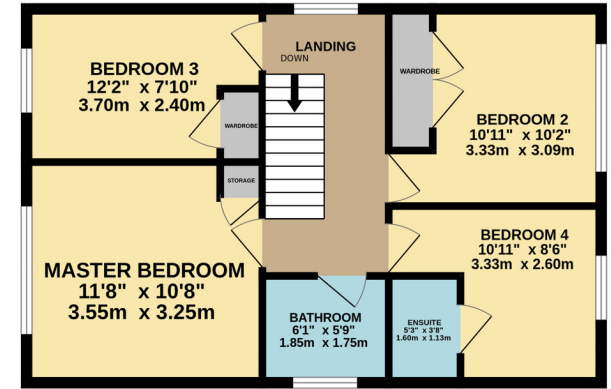
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



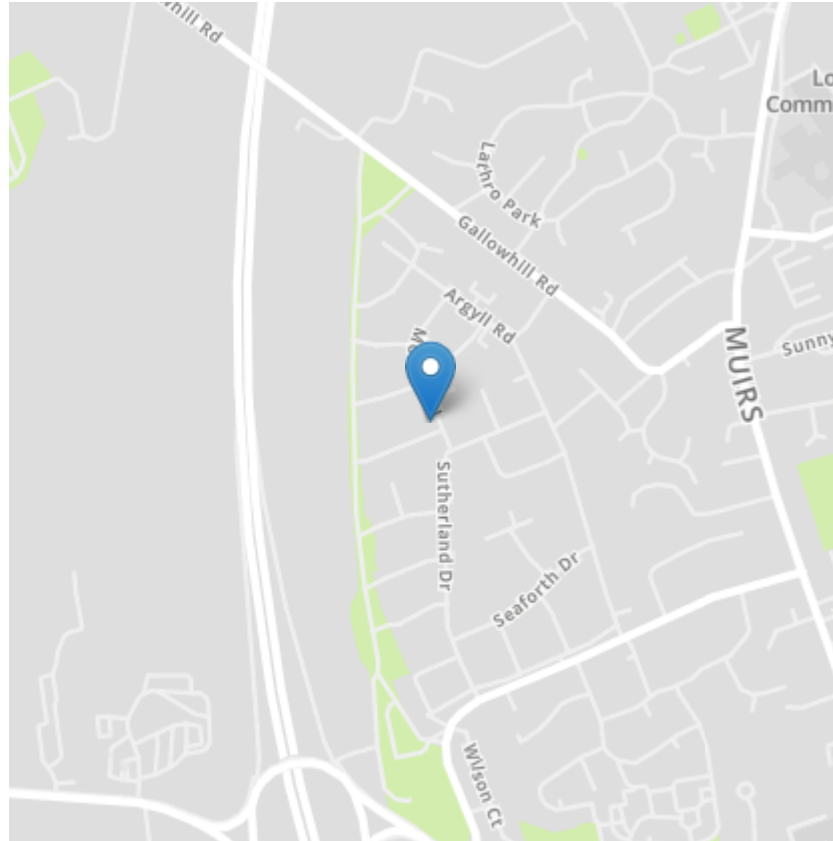
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



| 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 | | | |
| | | 70 | 85 |
| 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 | | | |
| | | 66 | 82 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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.

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

