

13 Springfield Park, Kinross,



Andersons

Law Location Life

13 | Springfield Park | Kinross |

Beautifully presented Semi Detached Villa situated in a sought after residential location, offering fantastic spacious accommodation.

The accommodation comprises; Entrance Hallway, Sitting Room, Large Dining Kitchen, Box Room, 2 Double Bedrooms & Family Bathroom.

Externally, the property benefits from attractive South West facing rear garden, detached single garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the side into the spacious and welcoming reception hallway. There is laminate flooring, and windows to the front and side. Doors provide access to the sitting room and box room and there is a staircase to the upper level.

Sitting Room

A good size reception room with laminate flooring, large window to the front and doors through to the dining kitchen.

Dining Kitchen

The dining kitchen has vinyl flooring and is fitted with modern storage units at base and wall levels, with attractive worktops, splash back tiling and stainless steel sink and drainer. Appliances include a double oven with electric hob, extractor fan, washing machine and fridge freezer. A door with adjoining window to the rear provides access into the rear garden. The dining area has ample space for a dining table and has a large window to the rear, overlooking the garden.

Box Room

A versatile room which could be utilised as a small 3rd bedroom or a study. There is a window to the side and carpeted flooring.

Upper Level

The carpeted staircase and landing provides access to two double bedrooms, family bathroom and storage cupboard. There is a window to the side and hatch to the attic space.

Master Bedroom

A double bedroom with window to the front, carpeted flooring and open access

to a walk in wardrobe/storage cupboard.

Bedroom 2

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

Family Bathroom

The family bathroom comprises; bath with shower over, wc, pedestal wash hand basin and chrome towel radiator. There is a window to the rear and vinyl flooring.

Gardens

The South West facing rear garden is fully enclosed and has a raised decked area, attractive patio paving, chipped area, lawn section and an array of flowers and plants. There is a timber shed and greenhouse. The front garden is laid to lawn with small shrubs and plants.

Garage

The detached garage has an up and over door to the front. Power and light can be provided using an extension cable. There are 4 small windows and a door to the side.

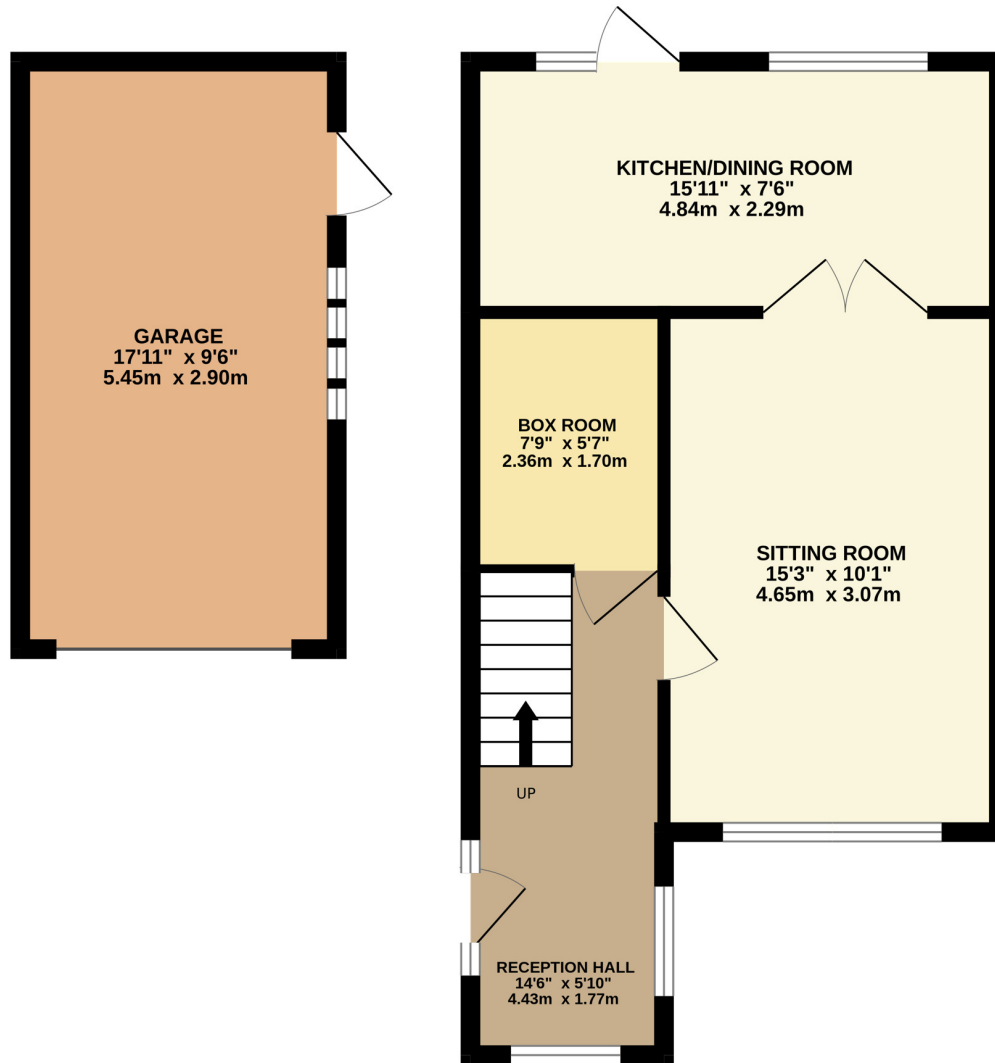
Driveway

The property benefits from a large driveway to the side.

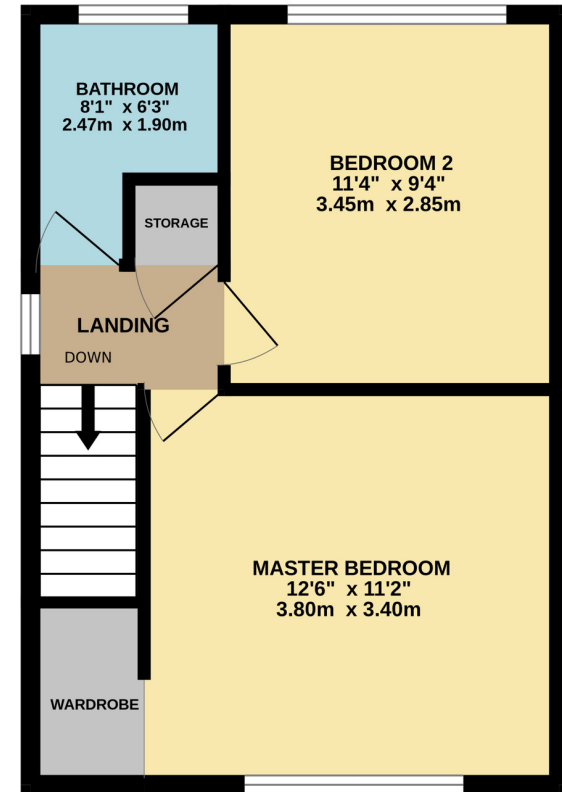
Heating

Gas Central Heating.

GROUND FLOOR



1ST FLOOR

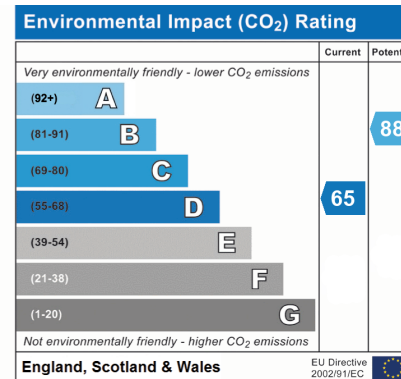
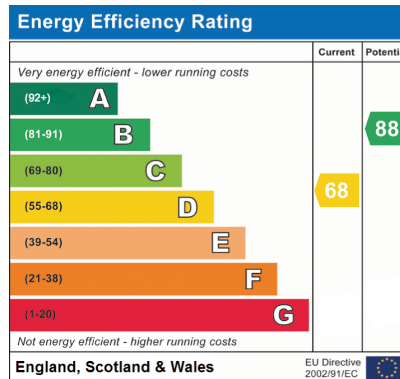
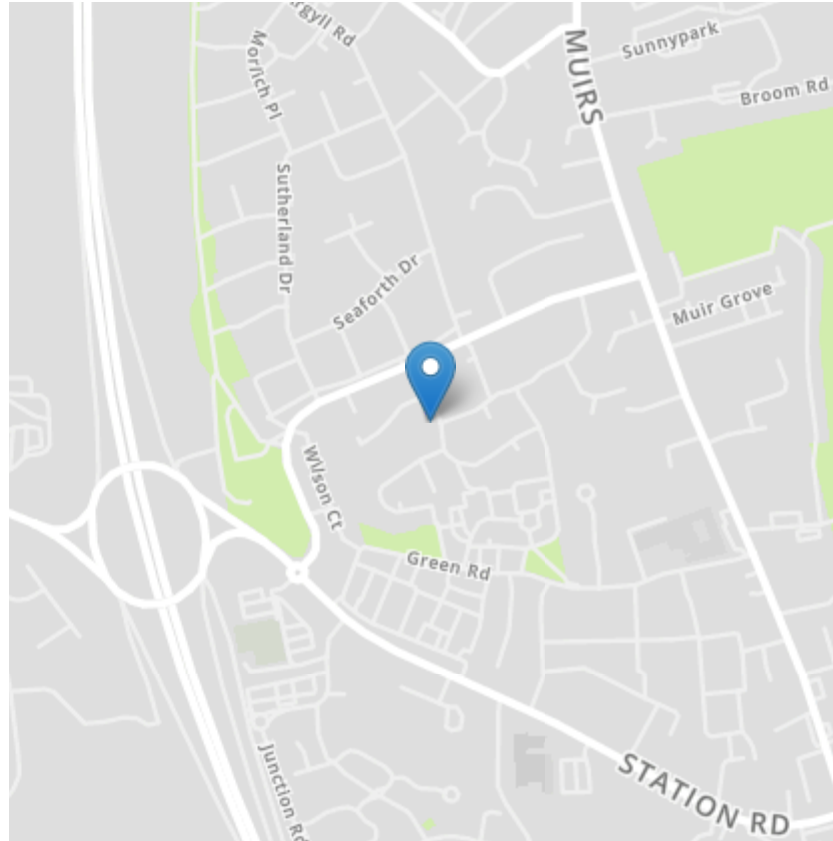






SPRINGFIELD PARK, - A BETTER PLACE TO LIVE

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 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.

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

