

# 3 Courcelles Court, Kinross



Law Location Life



# 3 | Courcelles Court | Kinross

A well presented Executive Detached Villa in an unrivalled residential location, offering spacious and flexible accommodation. This rarely available property is set on a large plot and is close to amenities and within a short walking distance of Kinross High School.

The accommodation comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Family Room/Bedroom 5, Dining Kitchen, Utility Room and WC Room, 4 further double Bedrooms, En-Suite Shower Room and Family Bathroom.

Other features include attractive Gardens, Double Garage and Driveway

Early viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the entrance vestibule. There is a storage cupboard and door into the reception hallway.

### Reception Hallway

The reception hallway provides access to the sitting room, family room/bedroom 5, dining kitchen and wc room. There is an attractive staircase to the upper level and door to under stair storage.

### Sitting Room

A large reception room with bay window to the front.

### Family Room/Bedroom 5

A versatile room currently used as a bedroom, but could be utilised as a further reception room. There is a window to the rear.

### Dining Kitchen

An impressive large dining kitchen with storage units at base and wall levels, worktops, splashback tiling and a 1 1/2 bowl stainless steel sink and drainer. Appliances include a 'Belling' Range cooker and hob and extractor fan. There is space and plumbing for appliances. There are two windows to the rear and a patio door providing access into the garden. The dining section can easily accommodate a large dining table. A further door provides access into the utility room.

### Utility Room

The utility room has further storage units, worktops, splashback tiling and 1 1/2 bowl sink and drainer. There is a window and door to the side. A hatch provides access to the attic space.

### WC Room

The wc room comprises; Built in wc and wash hand basin with storage.

### Staircase & Landing

An impressive staircase provides access to the upper level. The landing has doors to 4 bedrooms and family bathroom. There is a hatch to the attic space.

### Master Bedroom

A large master bedroom with built in wardrobes with mirrored doors, window to the front and door into the en suite shower room.

### En Suite Shower Room

The en suite comprises; WC, wash hand basin with storage, shower cubicle with 'Mira' shower and chrome towel radiator. There is a window to the front.

### Bedroom 2

A double bedroom with fitted wardrobe with sliding mirrored doors and window to the rear.

### Bedroom 3

A double bedroom with window to the rear and door to fitted wardrobe.

### Bedroom 4

A further double bedroom with window to the front and door to fitted wardrobe.

### Family Bathroom

The family bathroom comprises; WC, pedestal wash hand basin, 'P' shaped bath with 'Mira' Shower and chrome towel radiator. There is a window to the rear and door to storage cupboard.

### Gardens

The property benefits from attractive South facing gardens to the rear. Predominantly laid to lawn there are some mature plants and trees, with paved patio areas.

### Double Garage

The double garage has 2 up and over doors, power and light. There is an additional door to the side into the rear garden.

### Driveway

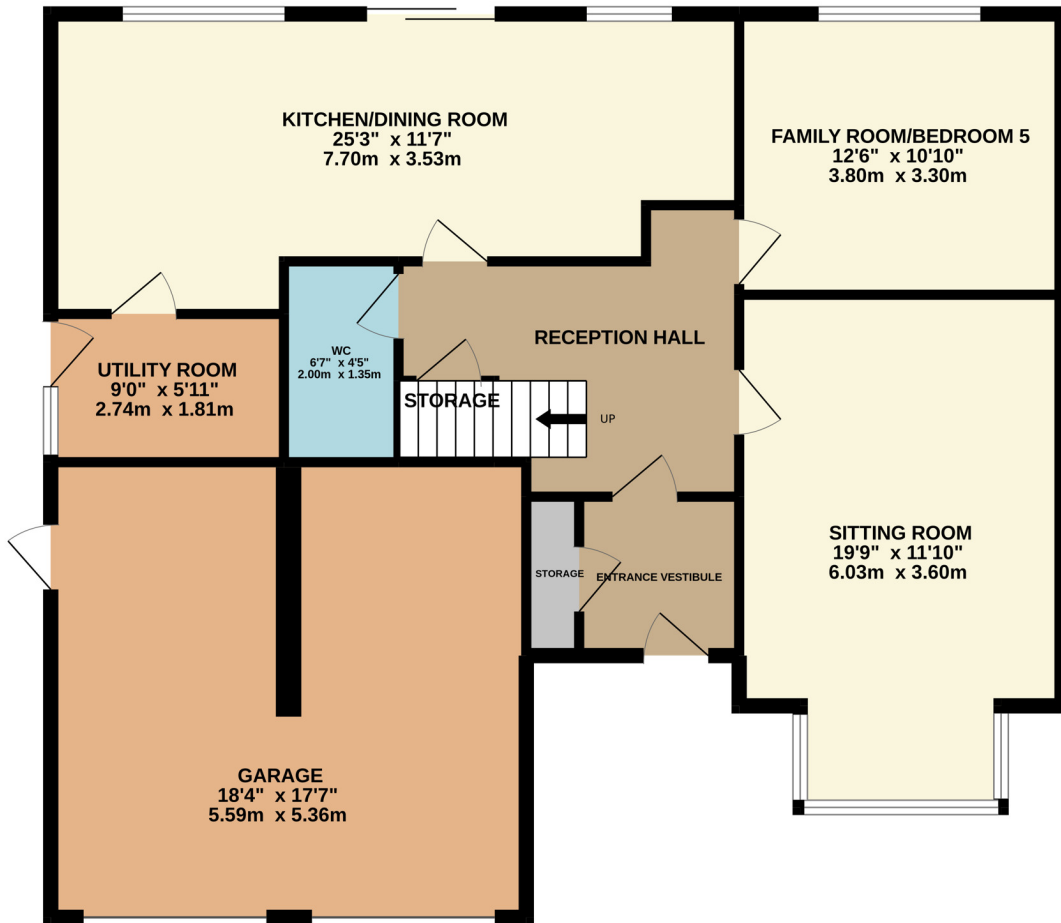
There is a mono block driveway to the front.

### Heating

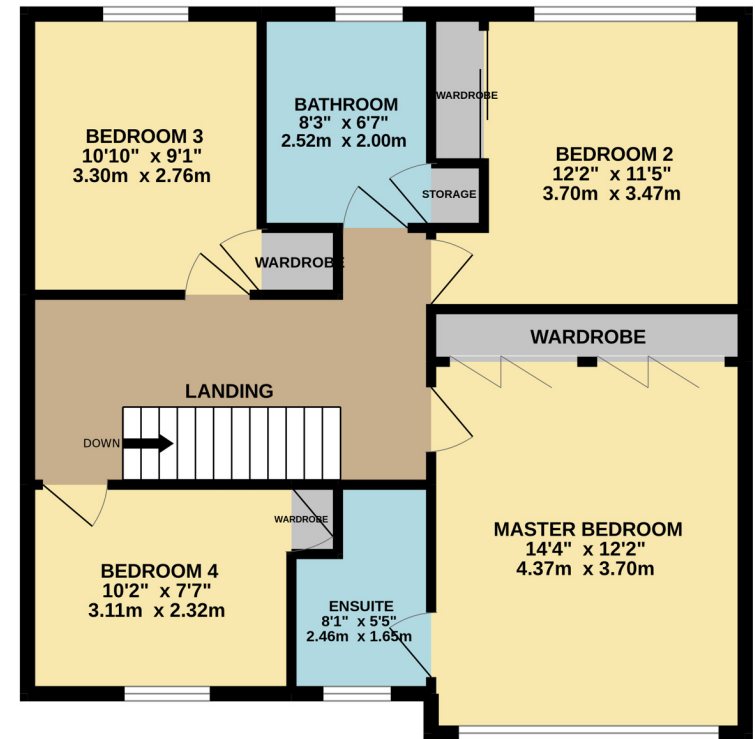
Gas central heating.



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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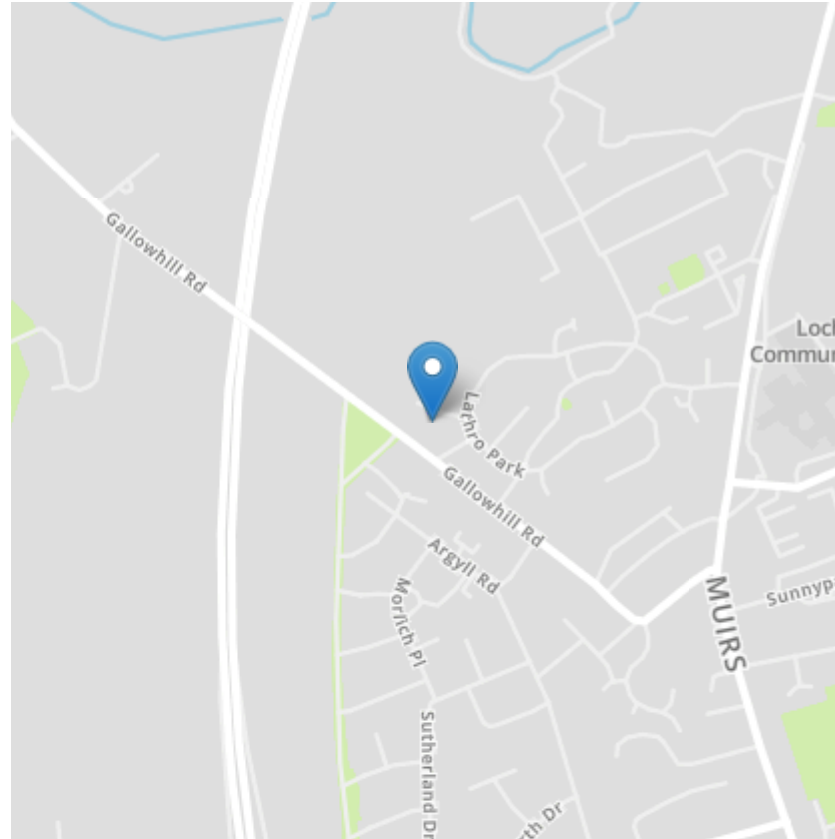






# COURCELLES COURT, KINROSS - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, restaurants, cafes, coffee shops, banks 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



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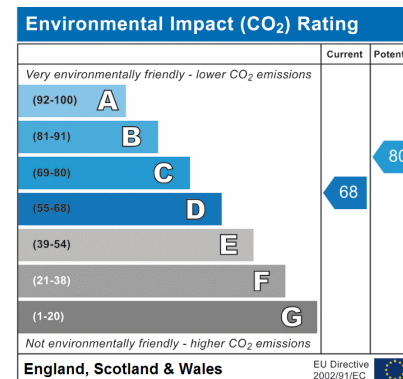
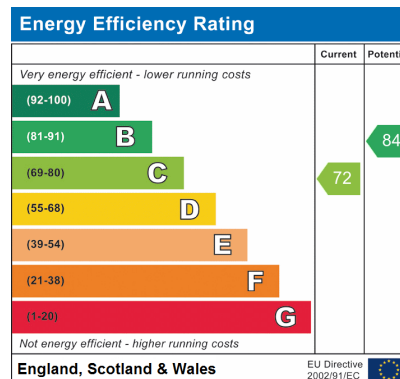
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#### Notes of Interest and Offers

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

