

# 35 Simpson Wynd, Kinross



**Andersons**

Law Location Life



# 35 | Simpson Wynd | Kinross

Presented in move in condition, this Detached Villa is situated within walking distance of all local amenities and schools, in a much sought after residential location in Kinross.

Offering superb spacious family accommodation the property comprises; Reception Hallway, Sitting Room, Dining Kitchen, Dining Room/Bedroom 5, WC/Cloakroom, Master Bedroom (En Suite), 3 further Bedrooms and Family Bathroom.

The property further benefits from an integral garage, driveway and gardens to the front & rear.

Viewing is strictly by appointment only.





## Accommodation

### Reception Hallway

Entry is from the front into the carpeted reception hallway. There are doors to the sitting room, dining kitchen, dining room/bedroom 5, wc room and staircase providing access to the upper level.

### Sitting Room

The carpeted sitting room has French doors with adjoining windows to the rear, providing direct access into the garden.

### Dining Kitchen

The contemporary kitchen has Karndean flooring, storage units at base and wall levels, worktops and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob, extractor fan, fridge/freezer and integrated dishwasher. There are spaces and plumbing for other appliances and ample room for a dining table. Additionally there is a storage cupboard and window to the rear, overlooking the garden and door to the side.

### Dining Room/Bedroom 5

This room could be used as a further reception room or 5th bedroom. There is a window to the front and carpeted flooring.

### WC/Cloakroom

The wc room has Karndean flooring and comprises; Pedestal wash hand basin and wc.

### Upper Level

The carpeted staircase provides access to the upper landing. The landing is also carpeted and has doors to 4 double bedrooms and family bathroom. There is a hatch to the attic space.

### Master Bedroom

A large master bedroom with window to the front and built in double wardrobe with sliding doors. There is a door to the en suite shower room and carpeted flooring.

### En Suite Shower Room

The en suite shower room has Karndean flooring and comprises; Walk in shower, pedestal wash hand basin and wc. There is a window to the front and storage cupboard.

### Bedroom 2

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

### Bedroom 3

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

### Bedroom 4

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

### Family Bathroom

The family bathroom has Karndean flooring and comprises; Bath, pedestal wash hand basin and wc. There is a window to the side.

### Gardens

The property benefits from a good sized enclosed rear garden Predominantly laid to lawn with borders of trees, plants and shrubs, there is also a large patio area and timber shed. The garden to the front is again laid to lawn.

### Garage

There is an integral single garage with up and over door, power and light.

### Driveway

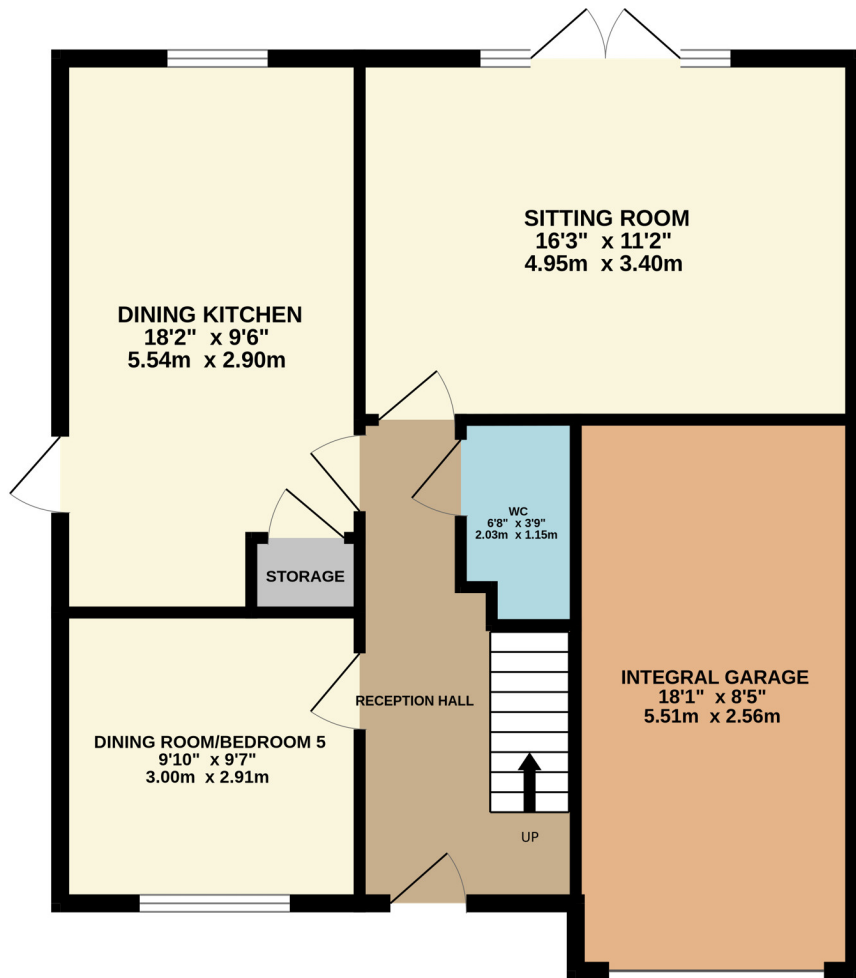
A driveway to the front provides parking for two vehicles.

### Heating

Gas central heating with radiators throughout.



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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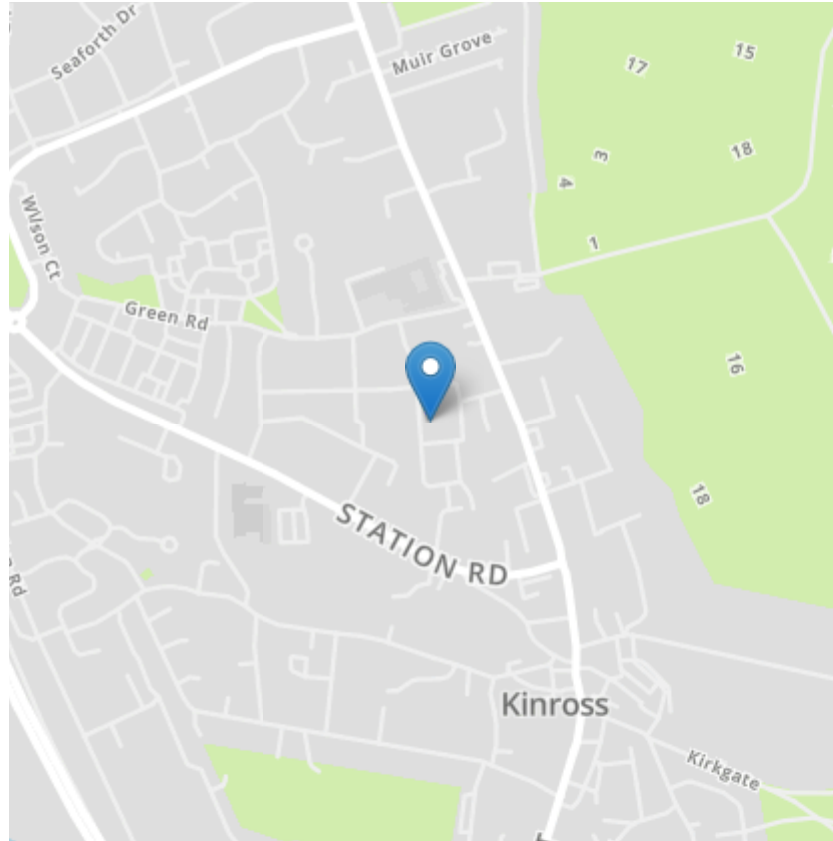






# SIMPSON WYND, KINROSS - A BETTER PLACE TO LIVE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>	80	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>	80	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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#### Partners

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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

