

59 Sutherland Drive, Kinross



Law Location Life

59 | Sutherland Drive | Kinross

An Excellent Opportunity to acquire this superb Extended 5 bedroom Semi-Detached Villa, offering fantastic family sized accommodation and presented in move in condition.

This property is situated in a highly sought after residential location, close to schools and local amenities and comprises;

Entrance Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Utility Room, WC Room, Family Room/Bedroom 5, Upper Level Landing, 4 further Bedrooms and Family Bathroom.

Additionally, there is gas central heating, gardens to the front and rear and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway, there is laminate flooring, carpeted staircase to the upper level and doors to the under stair storage cupboard and sitting room.

Sitting Room

A good sized reception room with carpeted flooring, window to the front, gas coal effect fire with timber fireplace, feature alcove and door to the kitchen/dining room.

Open Plan Kitchen/Dining Room

The contemporary open plan kitchen/dining room has modern storage units at base and wall levels, stainless steel 1 1/2 bowl sink and drainer, worktops, splash back tiling and ample space for a dining table. Fitted appliances include oven, gas hob and extractor fan. There is space and plumbing for a dishwasher, laminate flooring, French doors and window to the rear and door providing access into the utility room.

Utility Room

A large utility room has storage units, worktops and space for an American fridge/freezer and washing machine. There is vinyl tiled flooring, door to the rear into the garden and further doors providing access to the wc room and family room/bedroom 5

WC Room

The wc room comprises; wc, wall hung wash hand basin, chrome towel radiator and tiled flooring.

Family Room/Bedroom 5

A versatile room which could be utilised as a further reception room or 5th bedroom. There is laminate flooring and window to the front.

Upper Level Landing

The landing is carpeted with hatch to the attic space and doors to 4 bedrooms and family bathroom.

Master Bedroom

The master bedroom has carpeted flooring, window to the front and doors to a fitted wardrobe and storage cupboard.

Bedroom 2

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

Bedroom 3

A third double bedroom with window to the front, carpeted flooring and door to a fitted wardrobe.

Bedroom 4

Bedroom 4 has carpeted flooring and a window to the rear.

Bathroom

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

Gardens

The garden to the rear is fully enclosed and East facing. There are patio areas, perfect for outdoor entertaining, lawn area and timber shed. The garden to the front is laid to lawn.

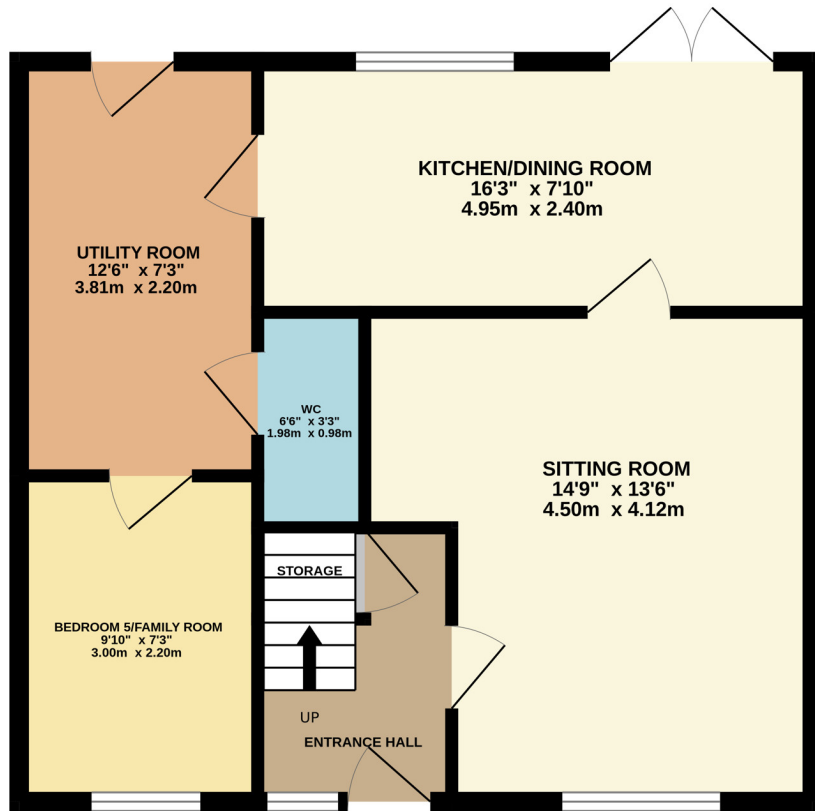
Driveway

There is a chipped driveway to the front of the property.

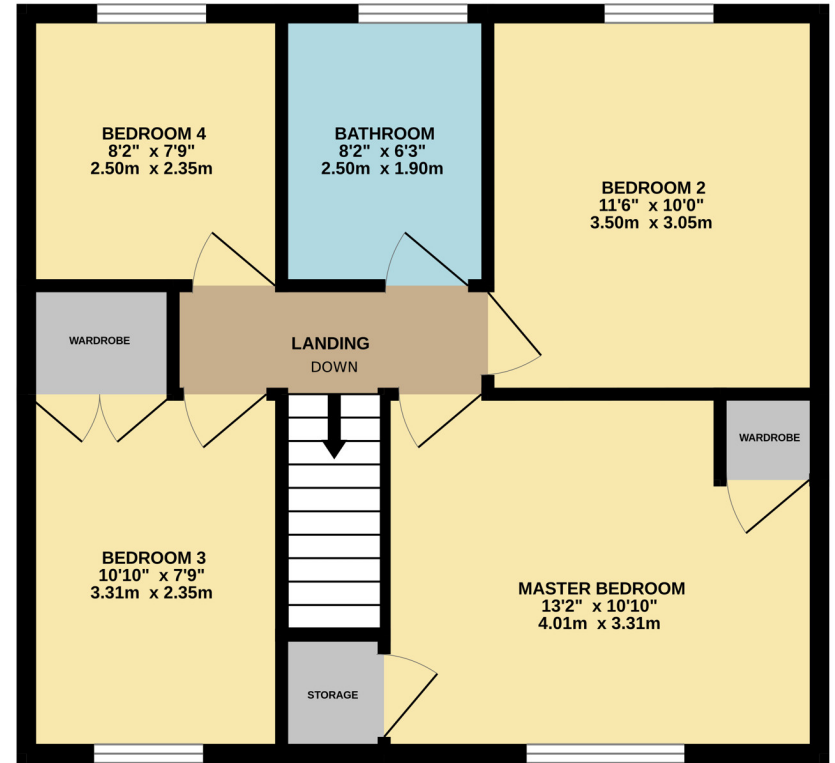
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



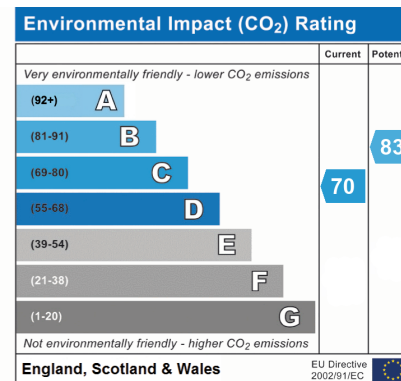
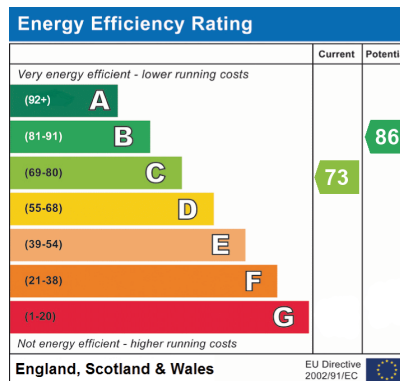
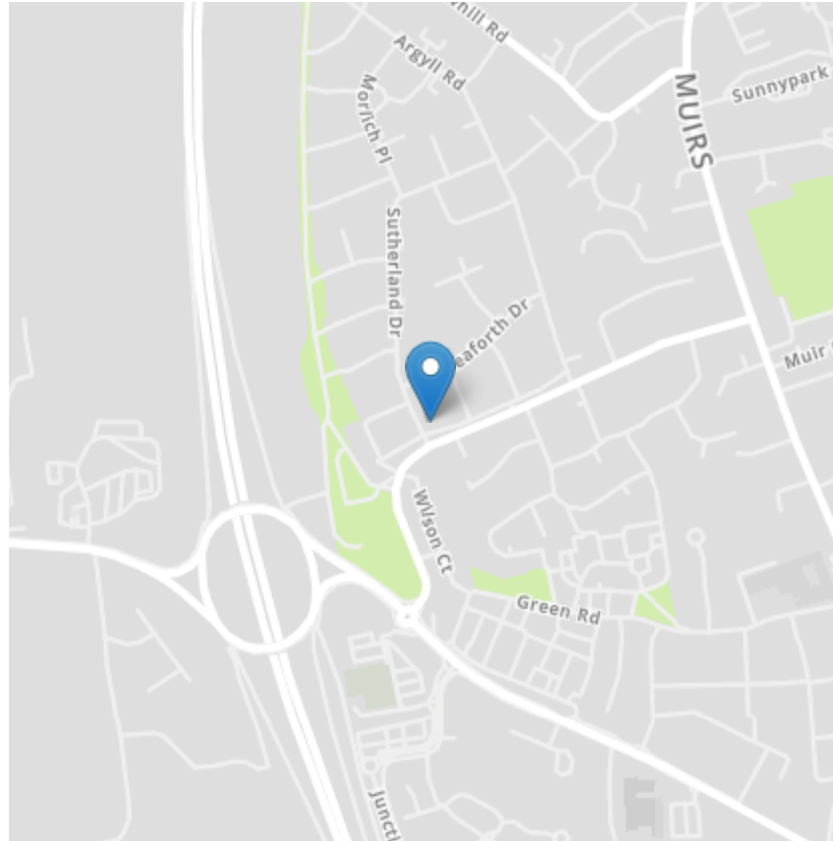
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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

