

# 14 Seaforth Drive, Kinross



Law Location Life

# 14 | Seaforth Drive | Kinross

A Beautifully Presented Semi Detached Villa, situated in a highly sought after residential location and offering generously proportioned accommodation.

The accommodation comprises; Entrance Hallway, Sitting Room, Dining Room, Kitchen, WC/Cloakroom, 3 Bedrooms and Shower Room.

Externally the property is set in attractive gardens to the front and rear. There is a detached garage which has been converted to provide additional storage space and a utility room and a mono block driveway to the side.

Viewing is highly recommended and strictly by appointment only.







## Accommodation

### Reception Hallway

Entry is gained to the front into the reception hallway. There is laminate flooring, carpeted staircase to the upper level and doors providing access to the sitting room and wc/cloakroom.

### Sitting Room

A spacious main reception room with window to front, focal point fireplace, laminate flooring and open access through to the dining room.

### Dining Room

The dining room has French doors providing access into the rear garden, door to the kitchen and laminate flooring.

### Kitchen

A modern kitchen with storage units at base and wall levels, stainless steel 1 1/2 bowl sink and drainer, worktops and laminate flooring. Fitted appliances include double oven, electric hob, extractor fan, dishwasher, fridge/freezer and washing machine. There is a window to the side and door with adjacent window to the rear, providing access into the garden.

### WC/Cloakroom

The wc/cloakroom has laminate flooring and comprises; wc and built in wash hand basin with storage.

### Upper Level Landing

The carpeted upper landing has a window to the side and provides access to three bedrooms, shower room and there is also a hatch to the loft which provides storage if required.

### Master Bedroom

A well proportioned master bedroom with carpeted flooring, fitted wardrobes and window to the front.

### Bedroom 2

A further double bedroom with carpeted flooring, built in storage cupboard, fitted wardrobes and a window to the rear.

### Bedroom 3

The third bedroom has a window to the front, carpeted flooring and fitted wardrobes.

### Shower Room

A contemporary fully tiled shower room with corner shower, built in wc, built in wash hand basin with storage and window to the rear.

### Garage

The property has a garage which has been converted to provide a utility room to the rear section and a storage area to the front section.

### Gardens

The property has attractive gardens to front and rear. The rear garden is fully enclosed with patio areas and borders of trees, plants, shrubs and flowers. There is a chipped section to the side, which could be incorporated to provide a larger driveway if required. The front garden is low maintenance and chipped with shrubs and plants.

### Driveway

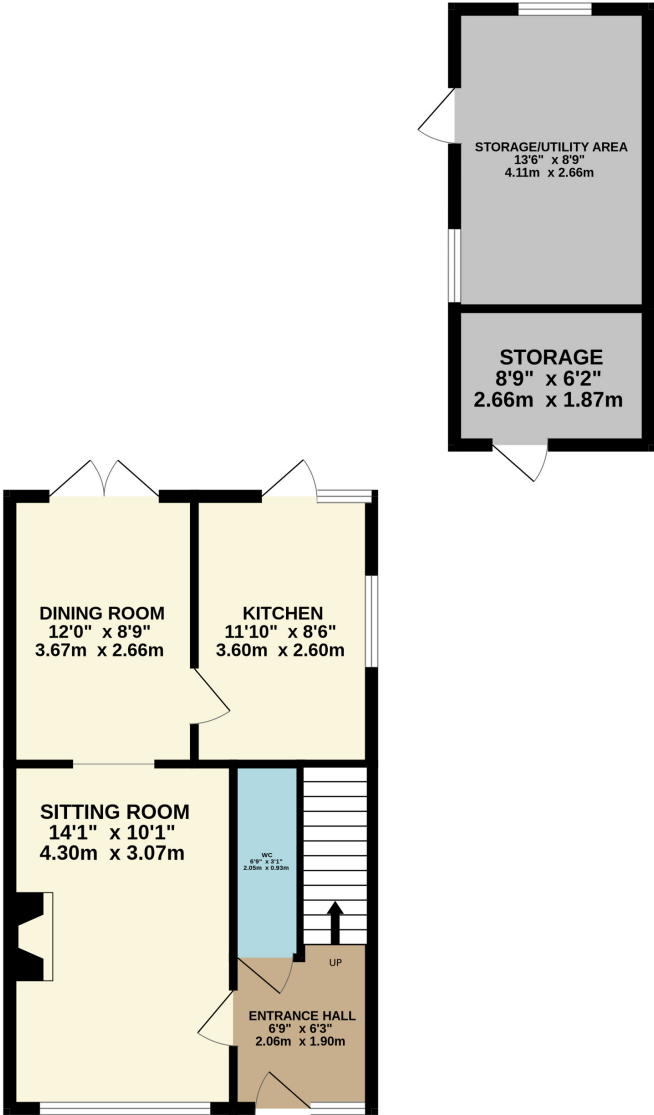
There is a mono block driveway to the front which can accommodate 2 vehicles.

### Heating

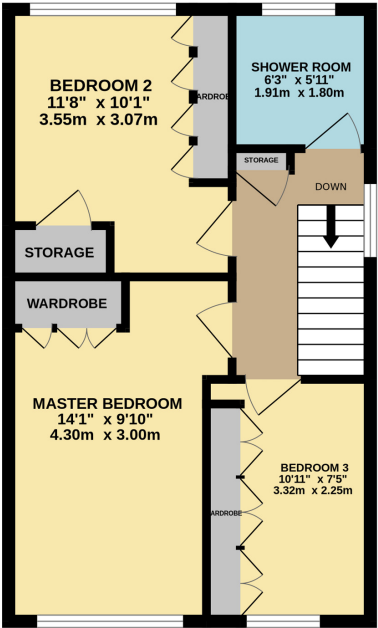
Gas central heating.



GROUND FLOOR



1ST FLOOR





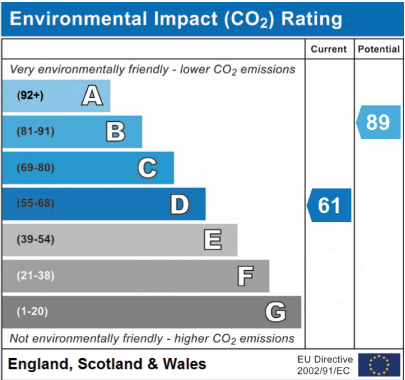
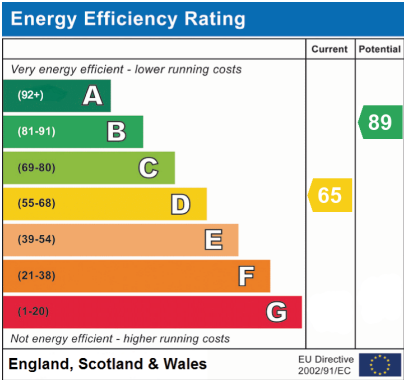
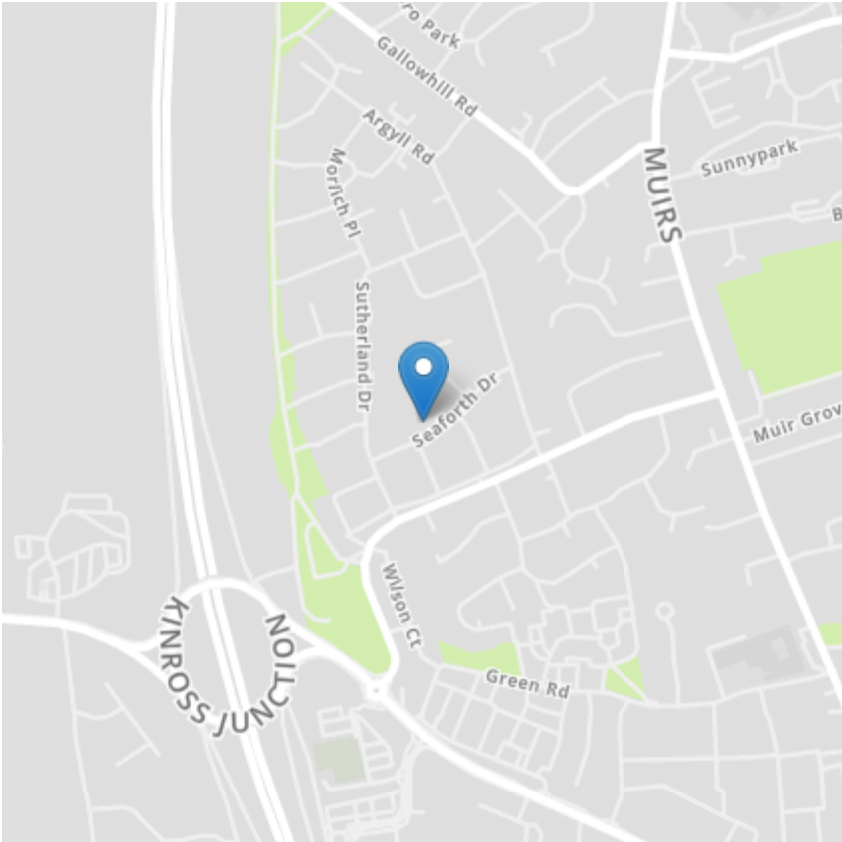






# SEAFORTH DRIVE, KINROSS - A BETTER PLACE TO LIVE

The highly 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

