

22 Levenbridge Place, Kinross



Law Location Life

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Immaculate Extended Link-Detached Bungalow, built by G S Brown, beautifully presented throughout and ideally positioned in a central and highly sought-after location within Kinross. The property has been thoughtfully extended to provide spacious and versatile accommodation with quality finishes, perfect for modern single-level living and is just a short walk from Kinross town centre, schools, local amenities, and transport links.

The accommodation comprises; Reception Hallway, Sitting Room, Dining Kitchen, Garden Room, Master Bedroom (En Suite Shower Room), Bedroom 2 and Family Bathroom.

Externally, the property benefits from an enclosed west-facing rear garden with summer house, ideal for enjoying afternoon and evening sunshine, mono-block driveway and linked single garage.

Early viewing is highly recommended to appreciate the standard and setting of this exceptional bungalow.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is carpeted flooring and doors providing access to the sitting room, kitchen, 2 bedrooms, family bathroom and 2 storage cupboards. There is a hatch to the attic space.

Sitting Room

A good sized reception room with carpeted flooring, fireplace with gas coal effect fire and window to the front.

Dining Kitchen

A contemporary kitchen with storage units at base and wall levels, worktops, splash back tiling and 1 1/2 bowl sink and drainer. Fitted appliances include 'Neff' oven, microwave, gas hob, extractor fan, dishwasher, washing machine and fridge/freezer. There are double doors to the rear providing access into the garden room, 'Floortex' flooring, 2 sun tunnels and ample space for a dining table.

Garden Room

The garden room has carpeted flooring, French doors to the side into the rear garden and window to the rear.

Master Bedroom

The master bedroom has carpeted flooring, window to the rear overlooking the garden, fitted double wardrobes, additional single wardrobe/cupboard and door to the en suite shower room.

En Suite Shower Room

En Suite Shower Room

The en suite shower room has tiled walls with 'Floortex' flooring and comprises; wc, shower cubicle, wall hung wash hand basin with storage, chrome towel radiator and LED touch mirror. There is a sun tunnel, allowing for additional light.

Bedroom 2

A second bedroom with carpeted flooring, fitted wardrobe and window to the front.

Family Bathroom

The family bathroom has tiled walls, 'Floortex' flooring and comprises; bath with 'Mira Vie' shower over, wc, wall hung wash hand basin with storage, chrome towel radiator, LED touch mirror and window to the side.

Garden

The rear West facing garden is fully enclosed and low maintenance. There is a large patio area, artificial grass and timber summer house.

Garage

The linked single garage has an up and over door to the front, door to the rear into the garden, power and light.

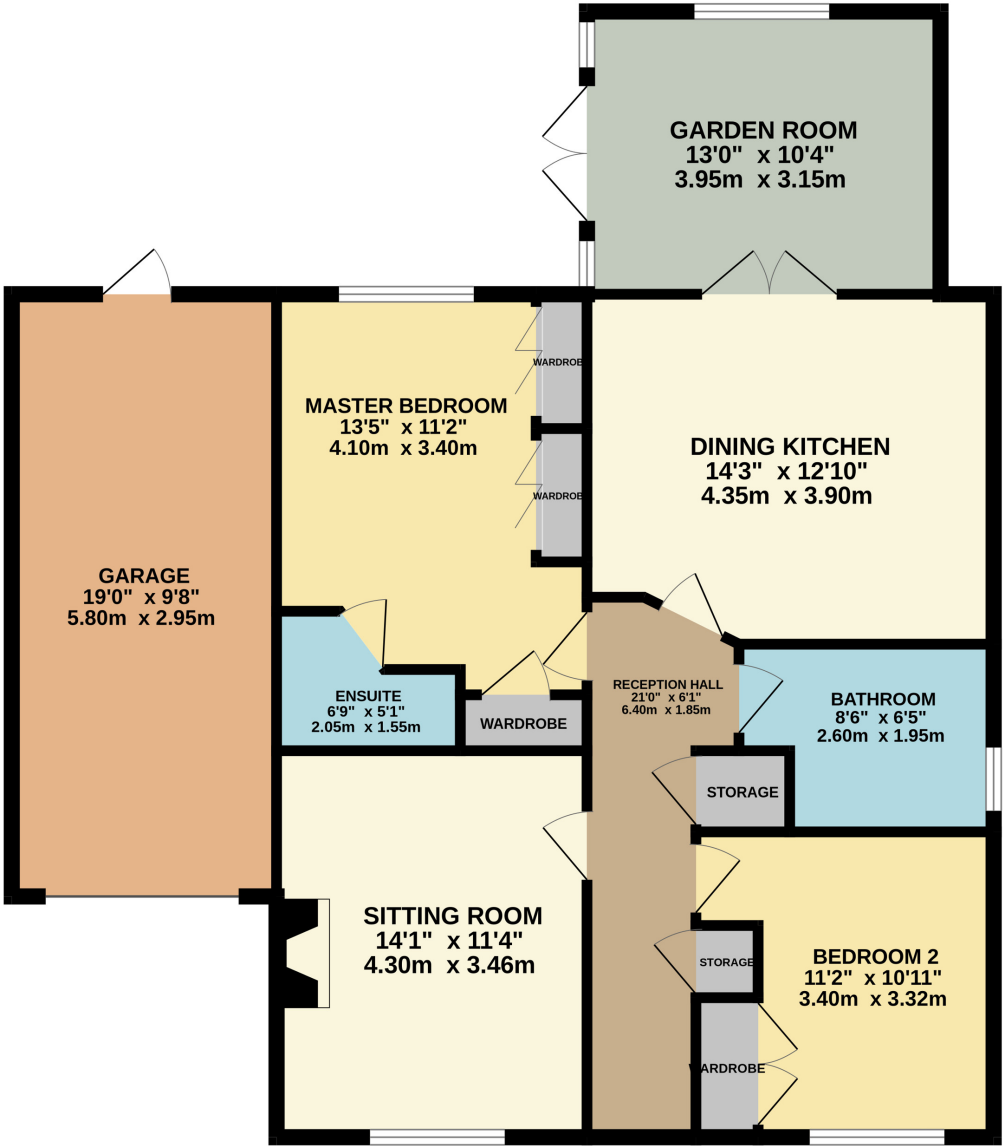
Driveway

A mono block driveway to the front can accommodate up to 2 vehicles.

Heating

Gas central heating.

GROUND FLOOR



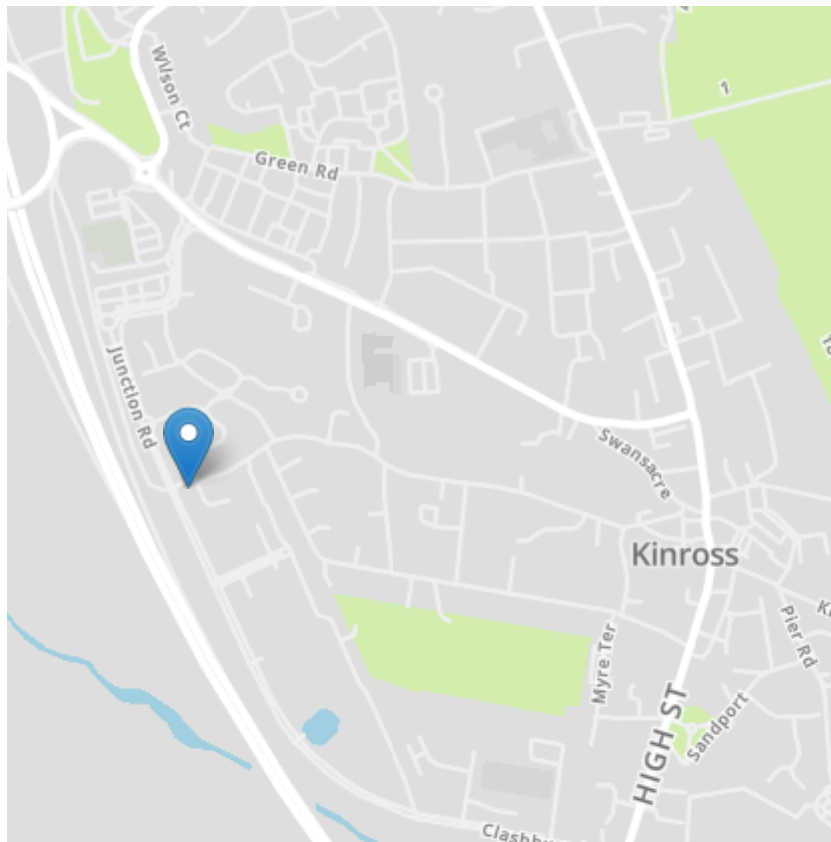
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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

