

# 29 Muirs, Kinross



**Andersons**

Law Location Life

# 29 | Muirs | Kinross

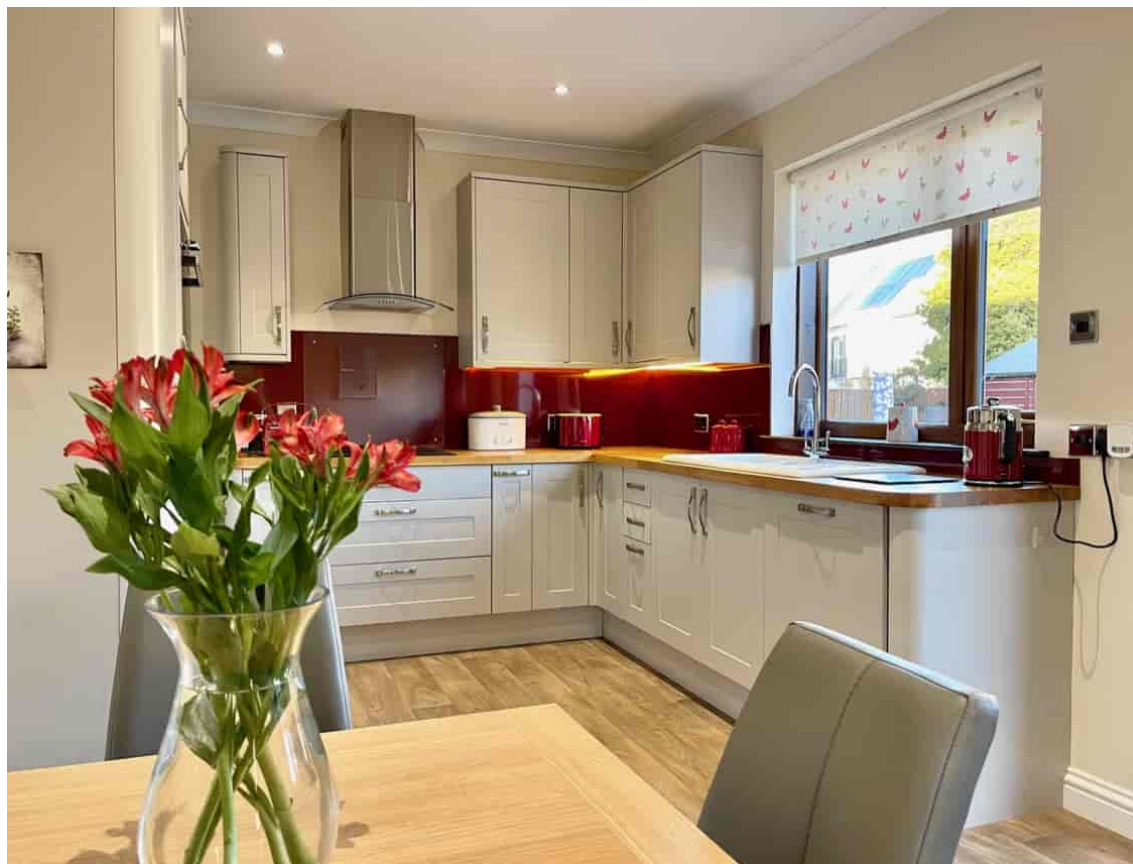
Impressive Semi Detached Bungalow, ideally situated in a sought after location in Kinross.

This 3 Bedroom property is beautifully presented throughout, with spacious and flexible accommodation and is offered in move in condition.

The property comprises; Reception Hallway, Sitting Room, Kitchen/Dining Room, Utility/WC Room, Master Bedroom, Bedroom 2, Bedroom 3/Dining Room & Family Shower Room.

Externally the property has attractive gardens to the front and rear, with large driveway and EV Charging Point. There is existing planning permission for a detached garage.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Reception Hallway

Entry is to the front into the carpeted reception hallway. There are doors to the dining kitchen, sitting room, 3 bedrooms, shower room, wc/utility room and large cloakroom storage cupboard. A hatch provides access to the attic.

### Sitting Room

A good sized reception room with carpeted flooring and windows to the front and side. There is a fireplace with gas stove.

### Dining Kitchen

The dining kitchen has laminated flooring and modern fitted storage units at base and wall levels, worktop and a ceramic 1 1/2 bowl sink and drainer. Fitted appliances include a double 'Neff' oven, dishwasher, fridge/freezer and 'AEG' induction hob with extractor fan. There are windows to the rear and side and door providing access into the rear garden. There is ample space for a dining table.

### Utility/WC Room

The utility/wc room has laminate flooring, fitted storage units at base and wall levels, worktop, stainless steel sink and drainer, space for a washing machine and a wc. There is a window to the rear.

### Master Bedroom

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

### Bedroom 2

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

### Bedroom 3/Dining Room

A versatile room, currently utilised as a dressing room. There are double fitted wardrobes, carpeted flooring and window to the front.

### Shower Room

The shower room has vinyl flooring and comprises; walk in shower with 'Mira Sport' shower, wc, pedestal wash hand basin, chrome towel radiator and window to the rear.

### Heating

The property benefits from gas central heating.

### Gardens

The property has gardens to the front and rear. The rear garden is South East facing and low maintenance, with artificial grass, chipped areas and a patio. There is a large timber shed and open access to the large driveway. The garden to the front has artificial grass and is fully enclosed by a stone wall with metal gates providing access to the driveway and path to the front door.

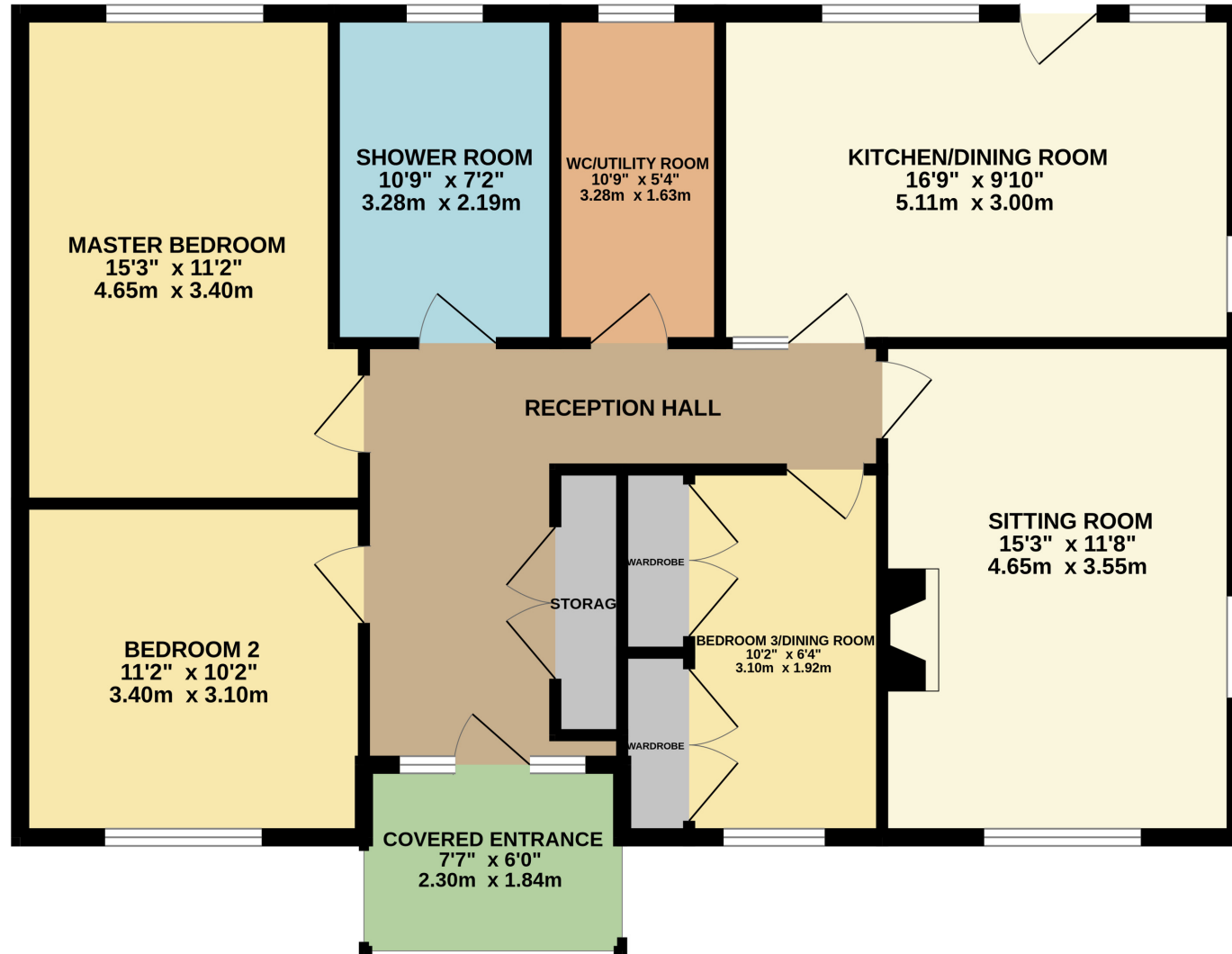
### Driveway

There is a large chipped driveway to the side, which could accommodate 5/6 vehicles. There is existing planning permission for a detached single garage. Planning details can be viewed on Perth & Kinross Planning using the reference number 18/08248/FLL

### EV Charging Point

The front driveway benefits from an external electric vehicle charging point.

# GROUND FLOOR

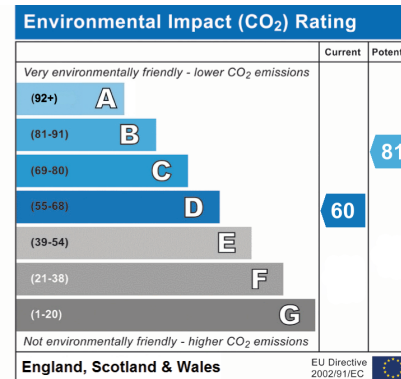
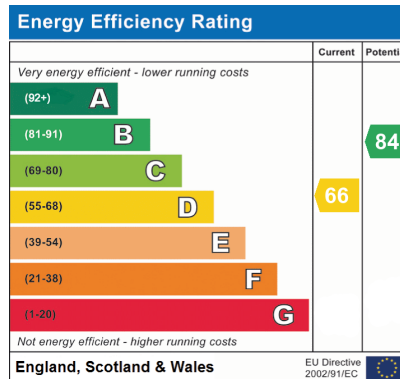
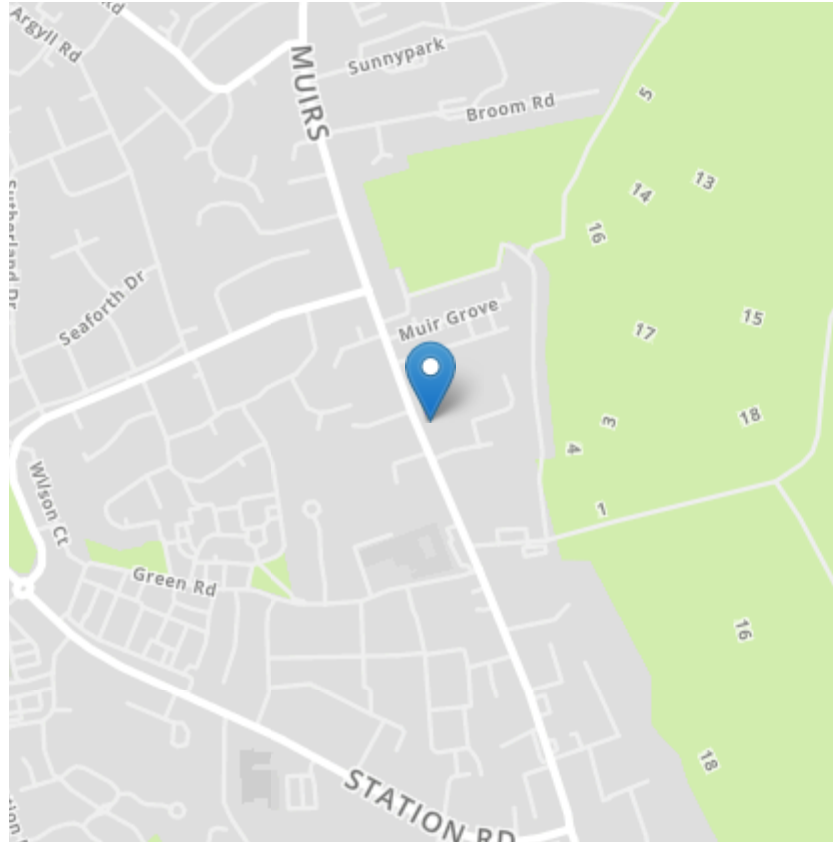






# MUIRS, KINROSS - A BETTER PLACE TO LIVE

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.



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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

