

15 Tummel Place, Kinross



Law Location Life

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Extended Detached Bungalow, situated in a sought after residential location, close to all local amenities. The property would benefit from some renovation, but offers good sized, flexible accommodation.

The property comprises; Entrance Hallway, Open Plan Sitting/Dining room, Dining Kitchen, 3 Bedrooms, Bathroom and Shower Room.

Externally the property benefits from a South facing enclosed rear garden, front garden, single garage and long driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the side into the entrance hallway. There is laminate flooring, small storage cupboard, hatch to the attic space and doors to the open plan sitting/dining room, 3 bedrooms, bathroom and shower room.

Dining Kitchen

The open plan dining kitchen has tiled flooring and is fitted with storage units at base and wall levels, with worktops, splash back tiling and a stainless steel sink and drainer. There is a fitted oven, electric hob and extractor fan and space for a fridge freezer, dishwasher and washing machine. There is ample space for a dining table, a window to the side, door providing access into the garden and additional doors to the sitting/dining room and storage cupboard.

Open Plan Sitting/Dining Room

A large open plan reception room with wood flooring, fireplace with gas coal effect fire, window to the rear and French doors providing access into the garden. Additionally, there are built in storage units and a door into the reception hallway.

Master Bedroom

A double bedroom with laminate flooring and window to the front.

Bedroom 2

A double bedroom with window to the front and laminate flooring.

Bedroom 3

Bedroom 3 has a window to the side, cupboard housing the boiler and laminate flooring.

Bathroom

The bathroom has tiled flooring and comprises; bath with shower attachment, wc and pedestal wash hand basin. There is a window to the side.

Shower Room

The shower room has a sliding door and tiled flooring. There is a wash hand basin, fitted mirror and tiled shower cubicle with a 'Triton Jade' shower.

Gardens

The rear garden is fully enclosed and South facing with mature plants, shrubs and flowers. The garden is low maintenance and is mainly paved with patio area, plant borders and chips. There is a greenhouse. The gardens to the front are predominantly laid to chip with a plant border.

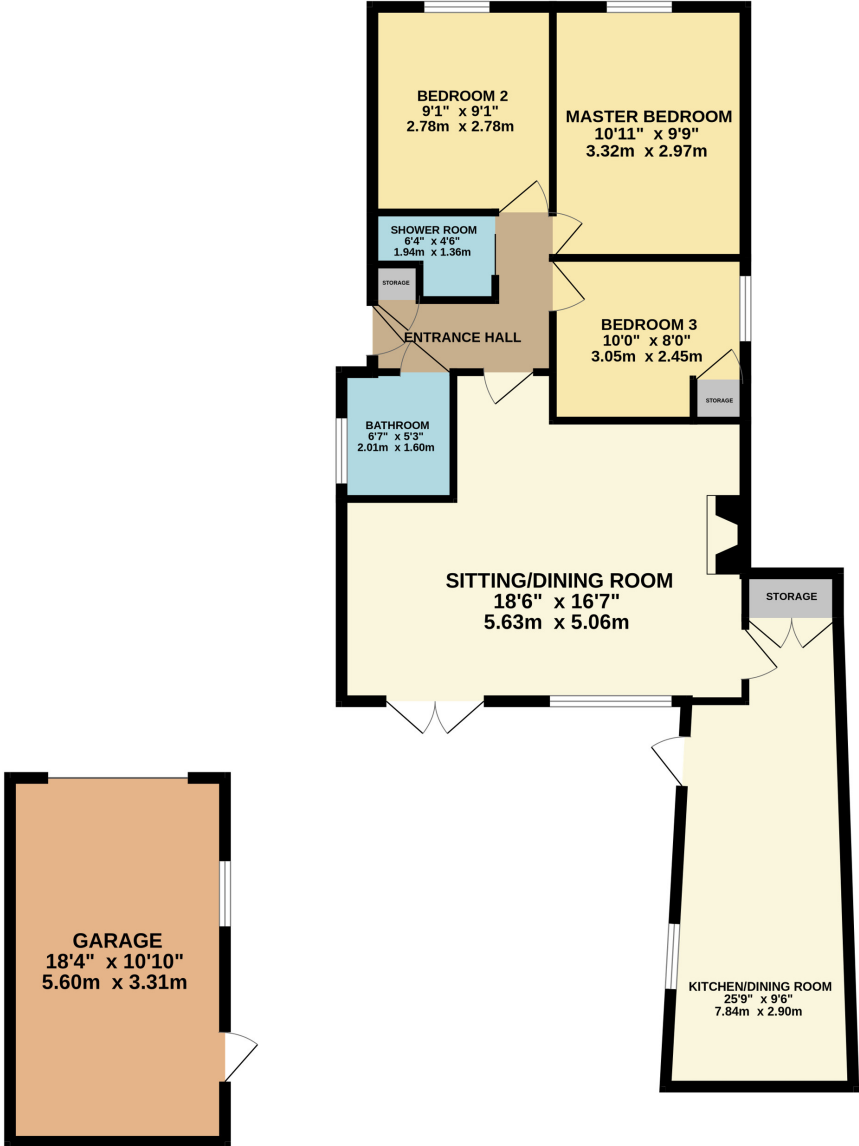
Garage & Driveway

The property has a linked single garage with up and over door to the front, with a window and door to the side. There is a long driveway to the side of the property, that can accommodate 3 vehicles.

Heating

The property benefits from gas central heating.

GROUND FLOOR



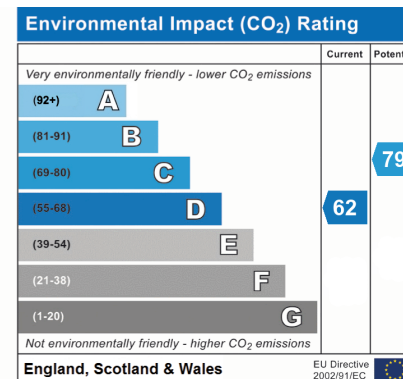
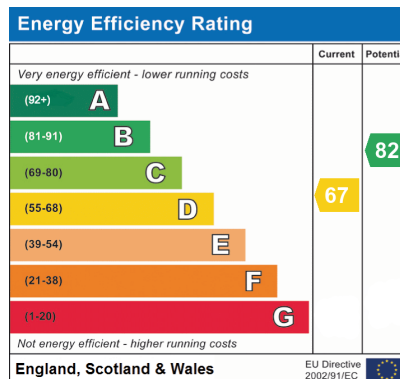
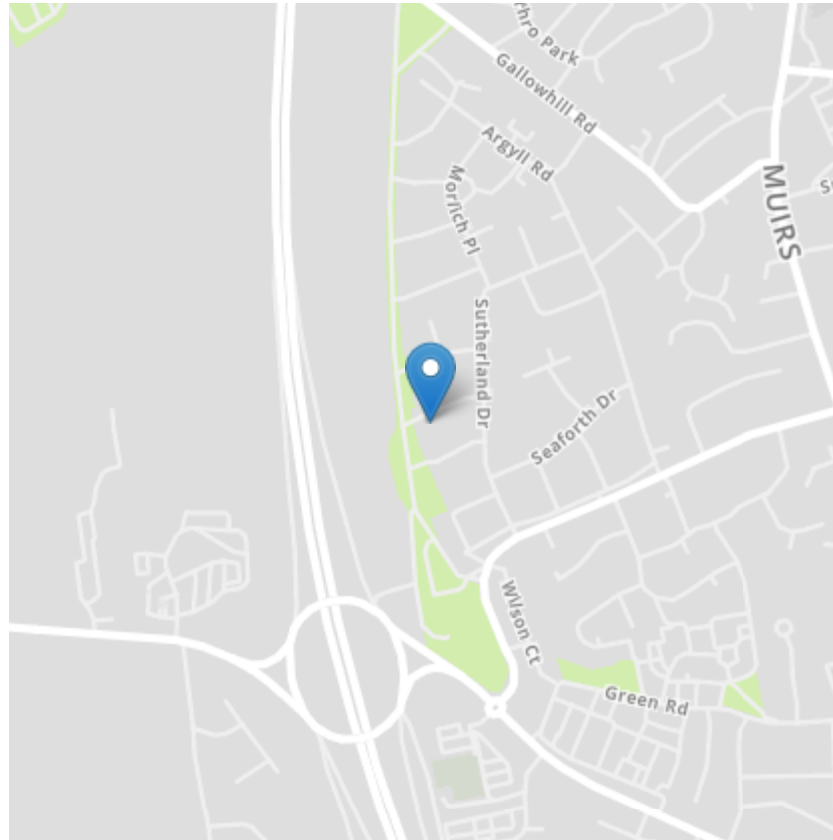
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

