

75 Dalwhamie Street, Kinross,



Law Location Life

75 | Dalwhamie Street | Kinross |

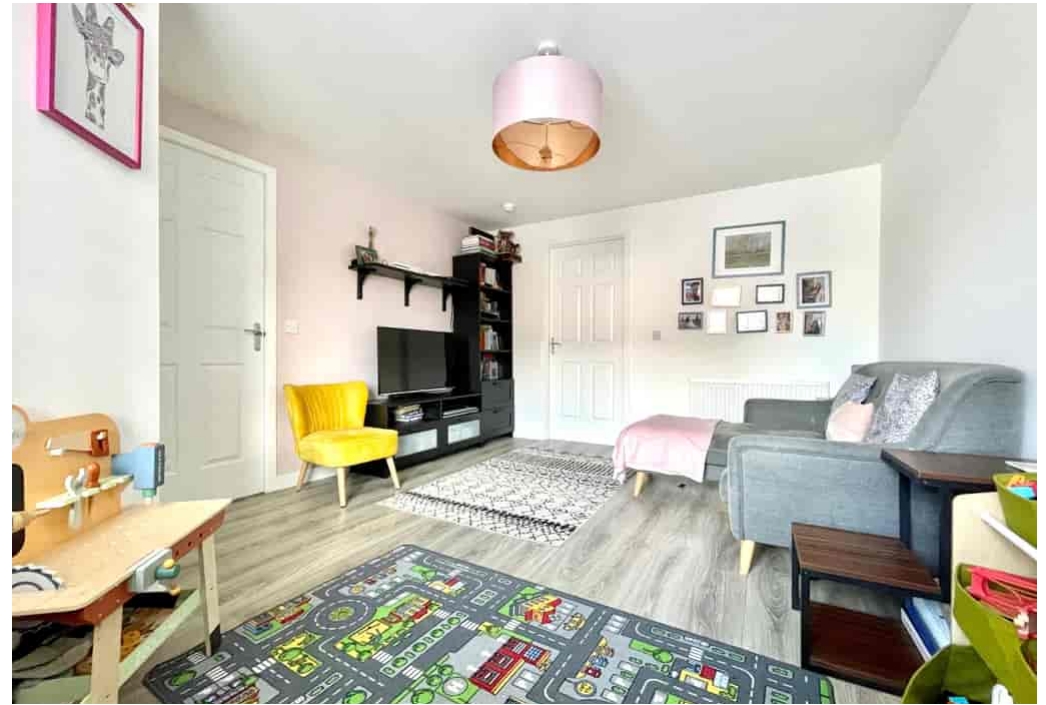
A Beautifully Presented End Terrace Villa, situated close to local amenities and within a short walking distance of Kinross High School and the Kinross Park and Ride facility.

The accommodation comprises; Reception Hallway, Sitting Room, Dining Kitchen, Cloakroom/W.C, 3 Bedrooms (Master En-Suite) and Family Bathroom.

The external space is made up of attractive gardens to the front and rear and two allocated parking spaces to the front. The property additionally benefits from gas central heating.

Viewing is strictly by appointment only.





Accommodation

Entry

Entry to the property is from the front into a bright and spacious reception hallway. There are doors into the sitting room and w.c room, attractive laminate flooring and stairs rising to the upper level.

Sitting Room

A large reception room with laminate flooring, a window to the front and a door into the dining kitchen.

Dining Kitchen

The contemporary dining kitchen has a good range of base and wall units in a grey finish with chrome detail and complimentary worktops. Appliances/Fittings include stainless steel sink and drainer, integrated dishwasher, oven, four ring gas hob, stainless steel extractor unit and fridge freezer. The kitchen has ample space for a dining table. There is a window to the rear, French doors into the garden, spotlighting, laminate flooring and a door into the under stair storage cupboard.

W.C/Cloakroom

The ground floor w.c/cloakroom has vinyl floor covering, a low-level w.c, a pedestal wash hand basin and a frosted window to the front.

Upper Level

The attractive staircase has been finished with a carpet runner and chrome stair rods and provides access to a bright carpeted landing on the upper level. There are doors to all three bedrooms, family bathroom and a window to the side.

Master Bedroom

A carpeted double bedroom with a window to the front and door into the en-suite shower room.

En-Suite Shower Room

The en-suite comprises, w.c, pedestal wash hand basin, double shower, frosted window to the front and vinyl flooring.

Bedroom 2

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

Bedroom 3

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

Family Bathroom

A good sized family bathroom with w.c, pedestal wash hand basin, bath with 'Mira' shower over and vinyl flooring. There is a hatch into the attic space.

Gardens

The garden is south west facing. Mainly laid to lawn, there is a timber deck and patio area, both perfect for outdoor entertaining.

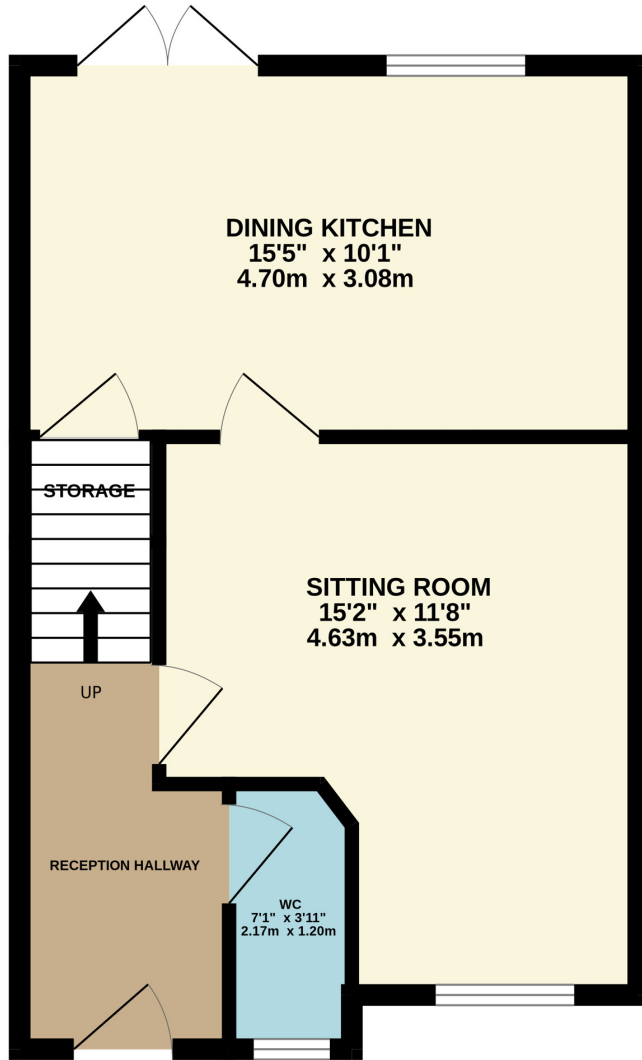
Parking

The property benefits from two allocated parking spaces.

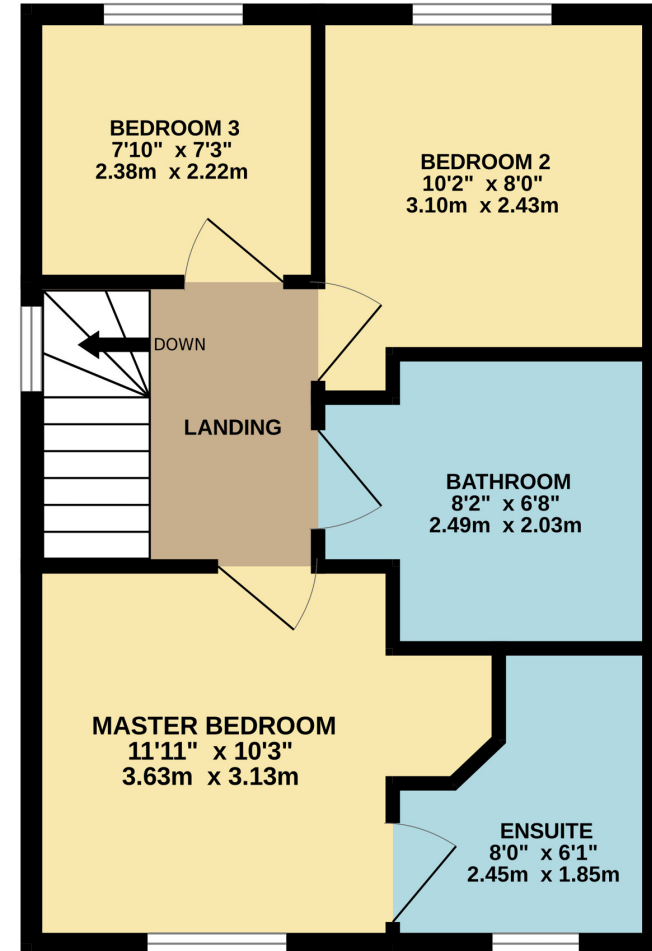
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

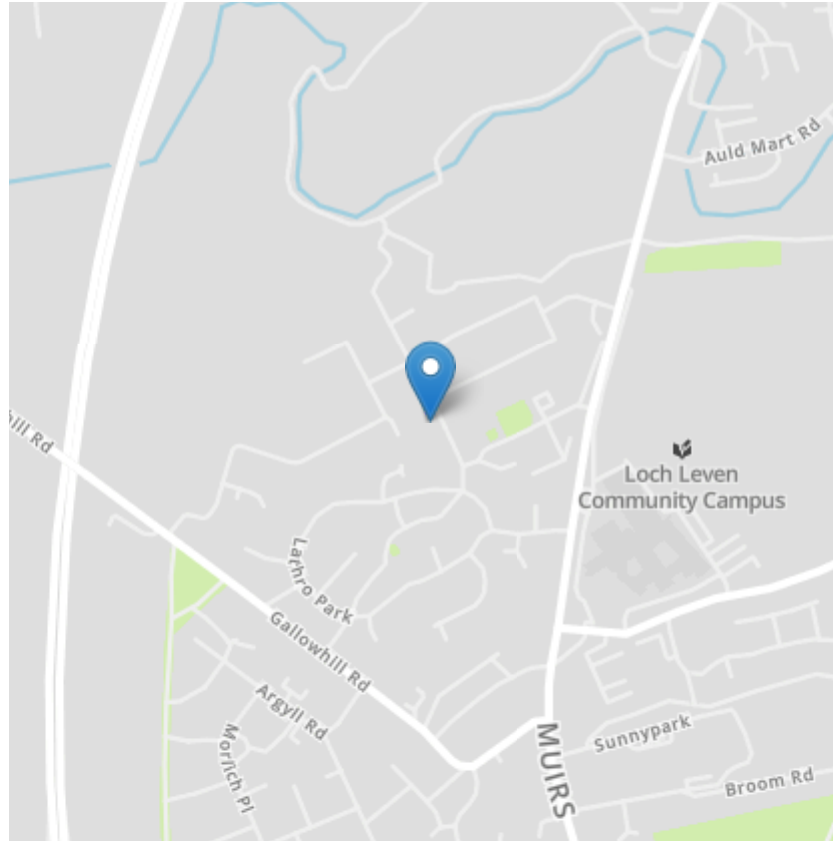






DALWHAMIE STREET, - A BETTER PLACE TO LIVE

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.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 93 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92+) | A | | 94 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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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

