

1 Lathro Lane Kinross



Law Location Life

1 Lathro Lane | Kinross

An Exceptional Extended Detached Bungalow, situated on a generous plot in a highly sought after residential location, close to all local amenities and schools.

This beautifully presented property is a credit to its owners and has been decorated and upgraded throughout, with quality fixtures and fittings and offers fantastic family sized accommodation.

The accommodation comprises; Reception Vestibule, Reception Hallway, Open Plan Sitting/Dining Room, Open Plan Breakfasting Kitchen/Family Room, Master Bedroom (En Suite Shower Room), 2 further Double Bedrooms and Family Bathroom.

Additionally the property is set in attractive, low maintenance West facing gardens, with detached single garage and large driveway.

Viewing is highly recommended to appreciate all the property has to offer and is strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is laminate flooring and door providing access into the reception hallway.

Reception Hallway

The reception hallway has laminate flooring and doors providing access into the open plan sitting/dining room, open plan breakfasting kitchen/family room, 3 bedrooms, family bathroom and storage cupboard. There is a hatch to the attic space.

Open Plan Sitting/Dining Room

An excellent open plan reception room with feature fireplace with wood burning stove, bay window to the front, additional window to the side, ample space for a dining table and door to the rear into the open plan breakfasting kitchen/family room.

Open Plan Breakfasting Kitchen/Family Room

A bright and spacious kitchen with contemporary kitchen units at base and wall levels, with pan drawers, larder units, 1 1/2 bowl sink and drainer, worktops and splash back tiling. A feature of this room is the breakfast bar with storage and seating for 4. Fitted appliances include a double oven, electric hob, extractor fan, tumble dryer, integrated dishwasher and fridge/freezer. There is space and plumbing for a washing machine. There is tile effect laminate flooring, window to the side and open plan access to the family room. The family room has windows to the sides and rear and French doors providing access into the rear garden.

Master Bedroom

The master bedroom has laminate flooring, window to the rear, fitted wardrobe with sliding doors and door providing access into the en suite shower room.

En Suite Shower Room

A newly fitted en suite shower room with attractive tiled flooring, shower cubicle, wc, wall hung wash hand basin and chrome towel radiator. There is a window to the rear.

Bedroom 2

A double bedroom with window to the side, laminate flooring and fitted wardrobe with sliding mirrored doors.

Bedroom 3

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

Family Bathroom

The family bathroom has tiled flooring, bath with shower over, built in wc and wash hand basin with storage and towel radiator.

Gardens

Set on a generous plot the enclosed rear gardens are West facing and low maintenance, with artificial grass and mono block paving. There is a timber shed. The front garden is laid to lawn.

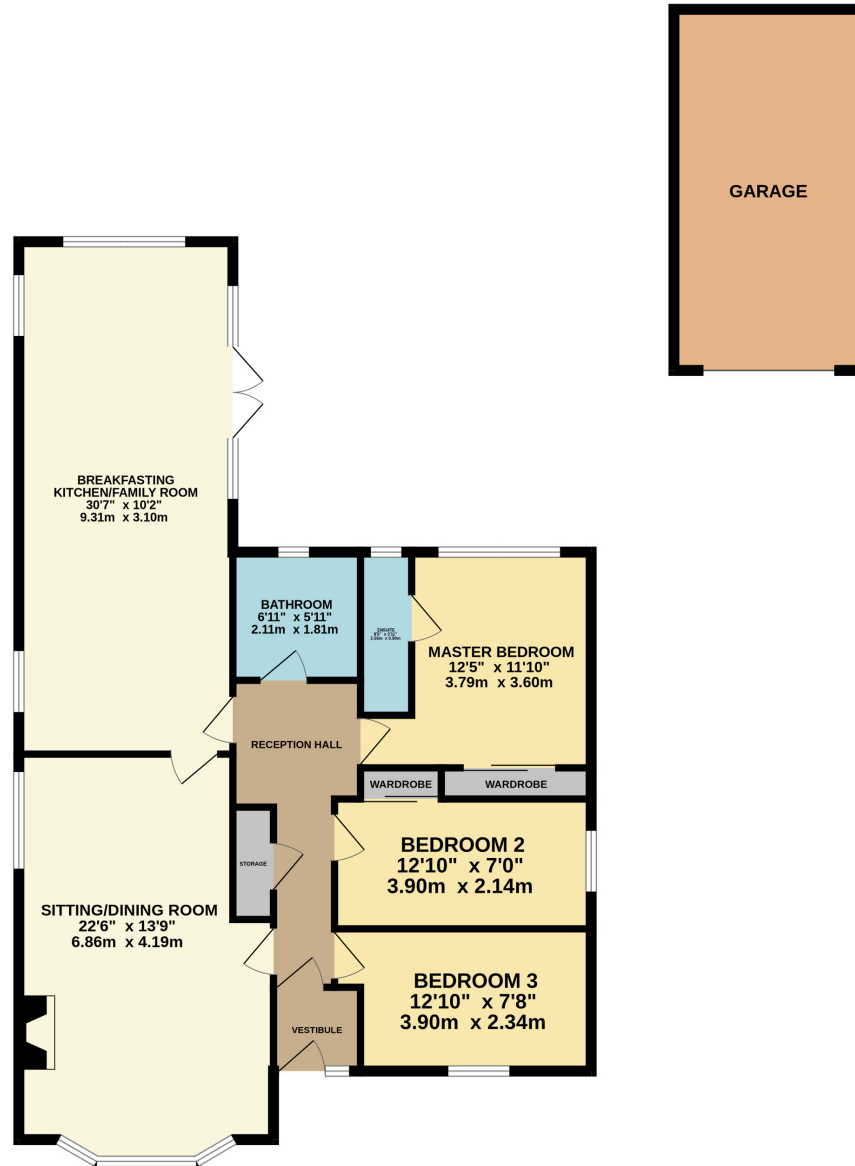
Garage & Driveway

Situated in the rear garden is a detached single garage with up and over door to the front, power and light. The large driveway is mono blocked.

Heating

Gas central heating.

GROUND FLOOR

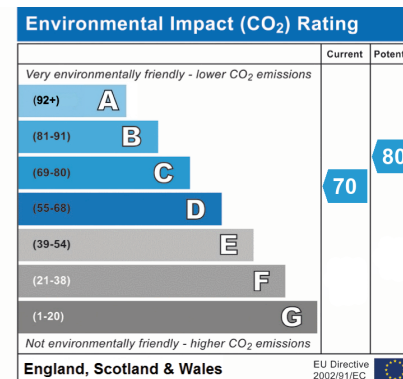
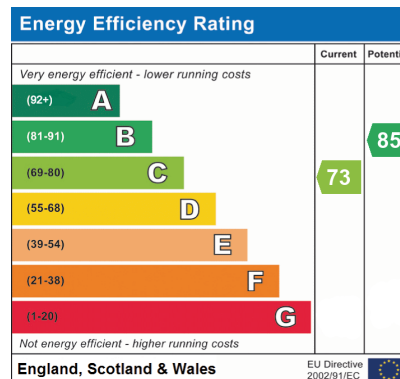






KINROSS - A BETTER PLACE TO LIVE

The sought after 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, 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

