

# 4 Muirpark Road, Kinross



Law Location Life

## 4 | Muirpark Road | Kinross

Rarely available and situated in a prime location in the centre of Kinross, this well presented 4 bedroom Traditional Detached Bungalow offers flexible and spacious accommodation which comprises;

Entrance Vestibule, Hallway, Sitting Room, Dining Room/Family Room, Kitchen, Utility Room, 2 Downstairs double Bedrooms and downstairs Shower Room. There are two additional double Bedrooms on the upper level with a Family Bathroom.

Externally the property further benefits from gardens to the front and rear, large timber workshop/garage and driveway.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the entrance vestibule. There is a door providing access into the hallway.

### Hallway

The hallway provides access to the sitting room, family room/dining room, kitchen, 2 double bedrooms and shower room.

### Sitting Room

A formal reception room with feature bay window to the front.

### Family Room/Dining Room

A versatile second reception room which could be utilised in a variety of ways. Features of the room are the bay window to the front and staircase to the upper level.

### Kitchen

A modern kitchen with attractive storage units at base and wall levels with worktops, splashback tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob, extractor, fridge and freezer. There is open access into the utility room and a window to the side.

### Utility Room

The utility room has storage units and worktop, windows to the side and rear and a door to the side into the garden. There is space and plumbing for appliances.

### Bedroom 2

A downstairs double bedroom with window to the rear.

### Bedroom 3

A further downstairs double bedroom with window to the rear.

### Shower Room

The shower room comprises; Shower, wc and pedestal wash hand basin. There is a window to the rear.

### Upper Level

The attractive timber staircase in the family room/dining room provides access to a small landing on the upper level. There are doors providing access to the master bedroom, bedroom 4 and the family bathroom.

### Master Bedroom

The master bedroom has two windows to the rear overlooking the garden.

### Bedroom 4

A fourth double bedroom with Velux window to the front and storage cupboard into the eaves.

### Family Bathroom

The family bathroom comprises; bath with shower over, wc and pedestal wash hand basin. There is a storage cupboard into the eaves.

### Garden

There property benefits from gardens to the front and rear. The rear garden is predominantly laid to lawn with patio area, drying area and shed.

### Timber Garage/Workshop

A timber garage/workshop with double doors to the front, door to the side, two windows to the rear and power and light.

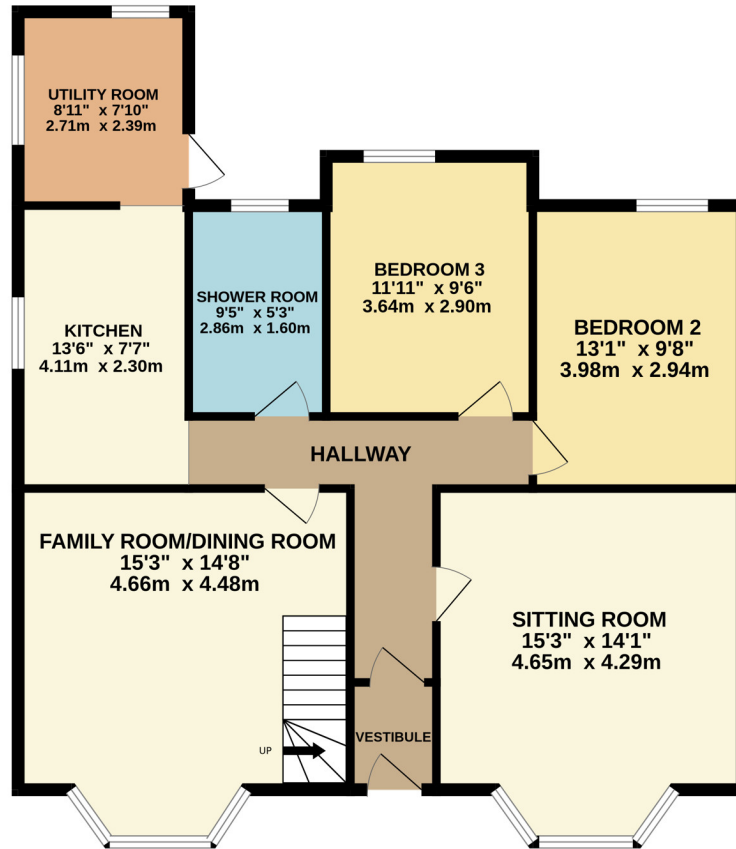
### Driveway

There is a long driveway to the side of the property which can accommodate 3/4 vehicles.

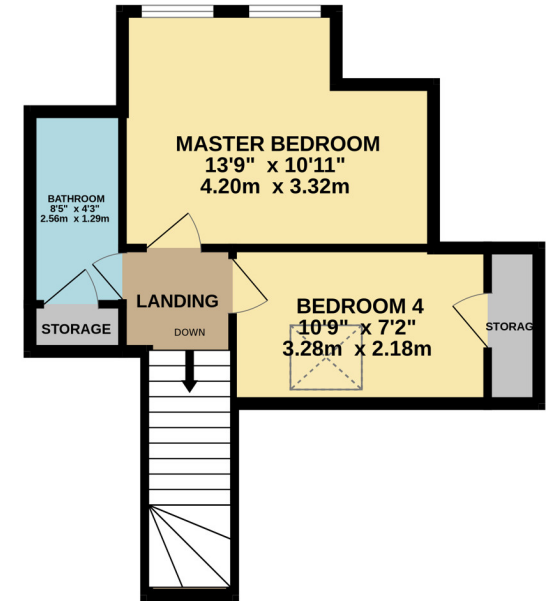
### Heating

Gas Central Heating.

GROUND FLOOR



1ST FLOOR



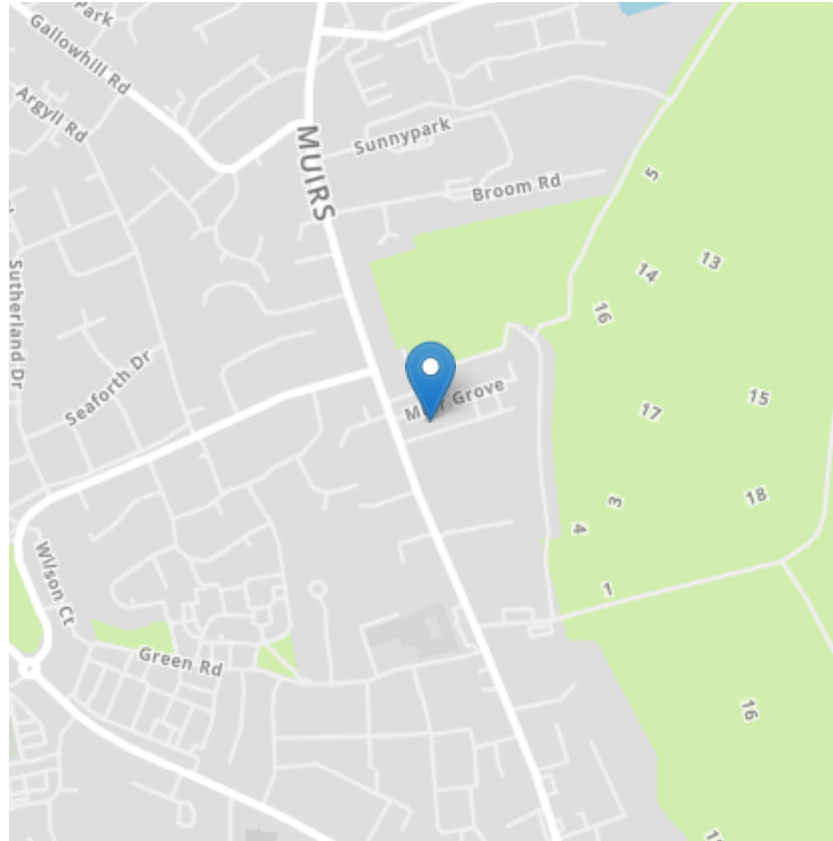
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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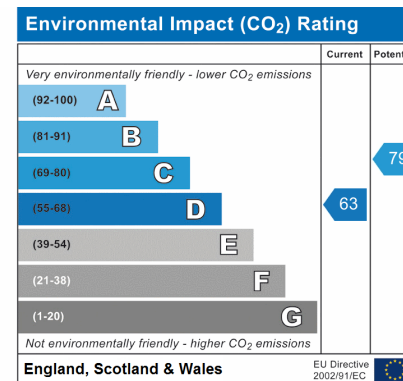
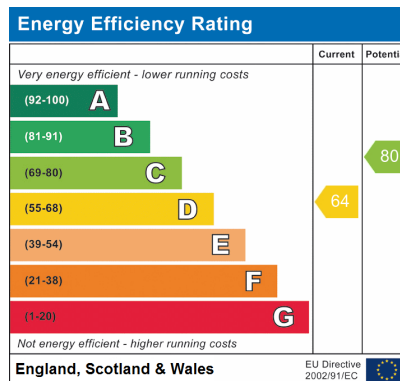
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#### Partners

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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

