

8 Green Park, Kinross



Andersons

Law Location Life

8 | Green Park | Kinross

Beautifully Presented End Terraced Villa situated in a central location and offering spacious, open plan, family living. The property benefits from two enclosed gardens and is within easy walking distance of schools and amenities.

The accommodation comprises; Reception Hallway, Open Plan Sitting/Dining Room/Breakfasting Kitchen, Downstairs Shower Room, 3 Double Bedrooms and Family Bathroom.

Additionally, the property has gardens to the front and rear, gas central heating, solar panels and on street parking.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

The property is accessed via the front into the entrance hallway. There is a door to the open plan sitting/dining/kitchen and a storage cupboard and staircase to the upper level.

Open Plan Sitting/Dining/Kitchen

A spacious open plan room ideal for family living, with a sitting room area with large picture window to the front, dining room section with ample space for a large dining table and breakfasting kitchen with feature breakfast bar with seating for 2. The sitting room has a large full length window to the front and the dining section has patio doors out into the rear garden. Additionally there is a door into the shower room. The kitchen is fitted with ample storage units at base and wall levels, with attractive worktops, stainless steel sink and drainer. Fitted appliances include oven with 5 burner gas hob and extractor fan and integrated dishwasher. There is space for a fridge/freezer and a window to the rear.

Shower Room

The shower room comprises; w.c, built in wash hand basin with storage, walk in shower and chrome towel radiator. There is a door to the under stair storage cupboard and utility recess with space and plumbing for washing machine and tumble dryer.

Upper Level

The staircase provides access to the upper level landing. There are doors to 3 bedrooms, family bathroom, shelved storage and hatch to the attic space.

Master Bedroom

The master bedroom has a window to the rear and built in wardrobe.

Bedroom 2

A double bedroom with window to the front and built in wardrobe.

Bedroom 3

A third double bedroom with window to the front and fitted desk.

Family Bathroom

The bathroom comprises; bath with shower over, w.c, fitted wash hand basin with storage and chrome towel radiator. There is a window to the rear.

Gardens

To the rear, the property has a contemporary, low maintenance garden with decked and patio areas, perfect for outdoor entertaining. The garden to the front is enclosed with patio area, timber shed and timber staircase to the front door. There is large open grass area to the rear and a children's playpark is a short walk away.

Heating & Solar Panels

The property has gas central heating. There are photovoltaic solar panels on the front and rear roof slopes.

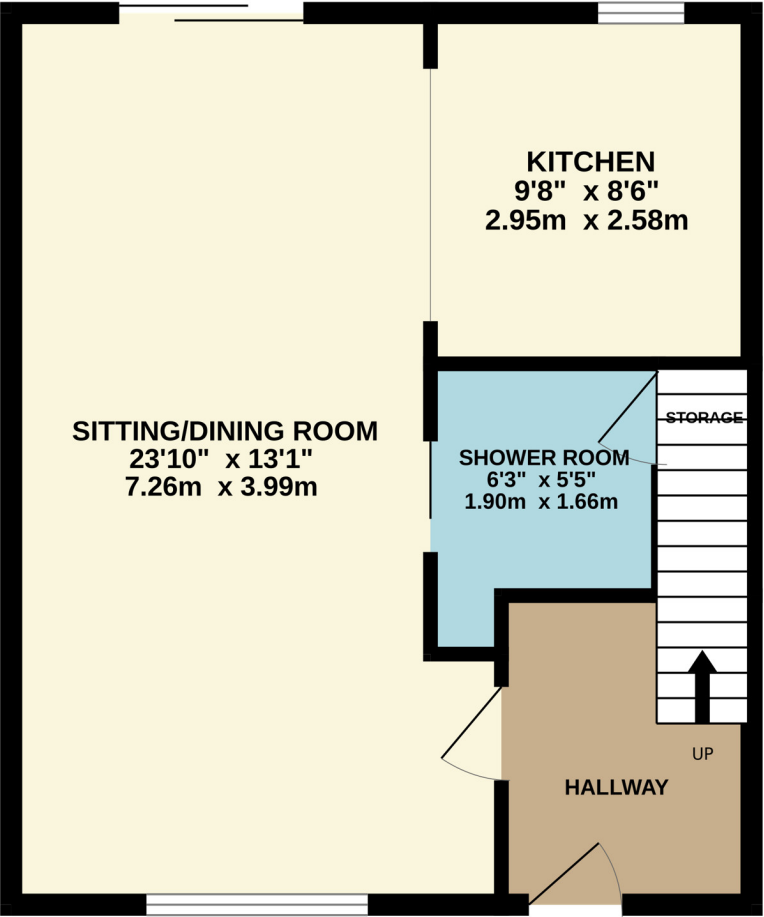
Parking

There is ample on street parking nearby.

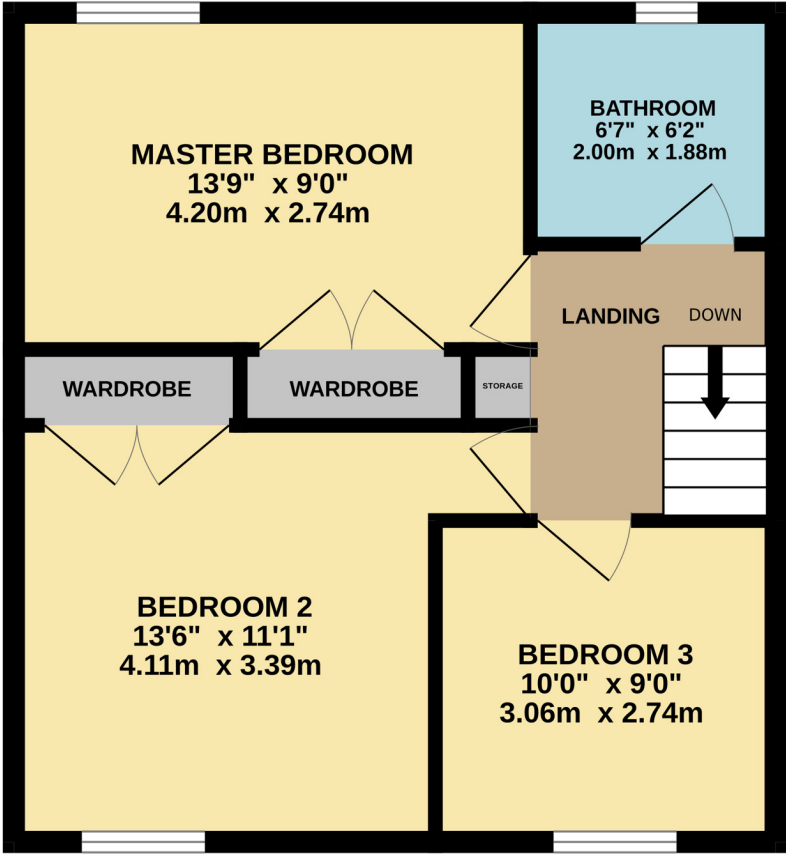
Note

There is full fibre broadband.

GROUND FLOOR



1ST FLOOR



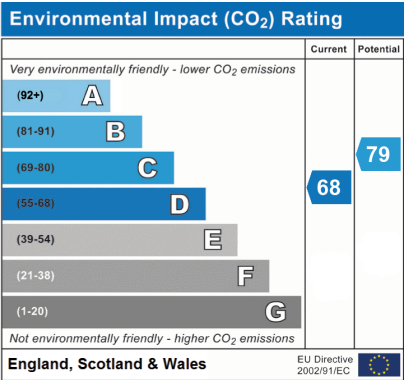
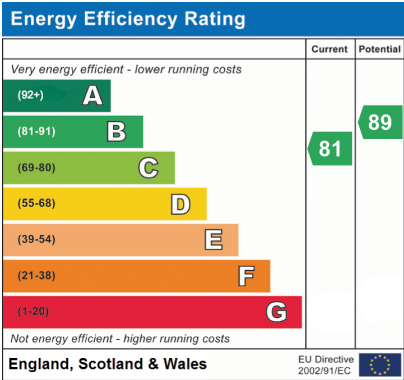
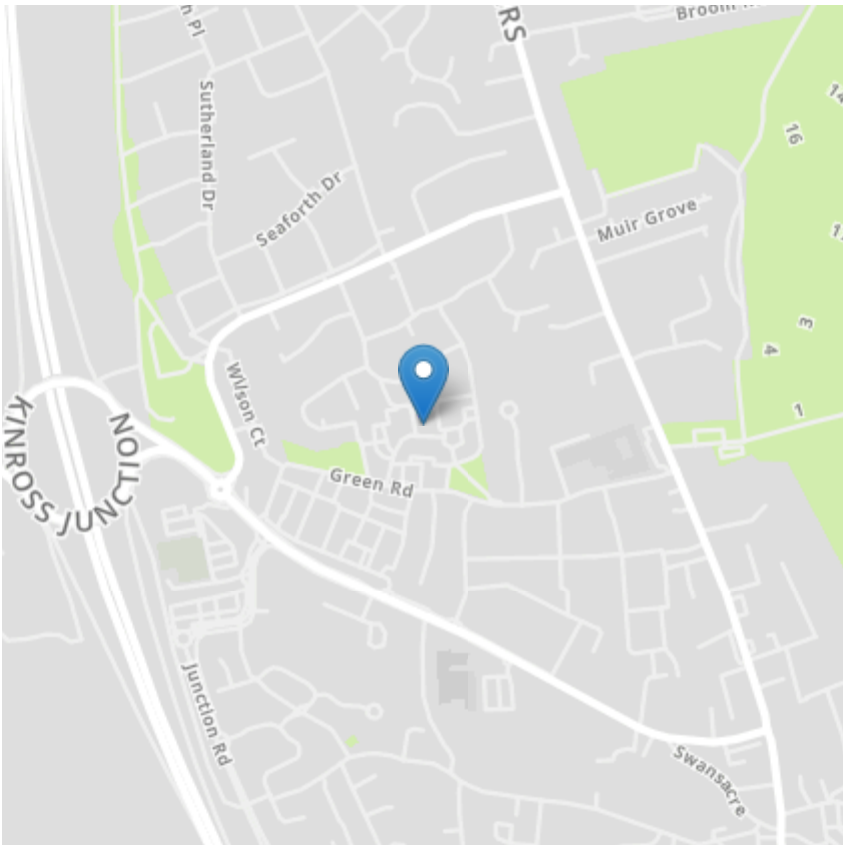
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025





GREEN PARK, KINROSS - A BETTER PLACE TO LIVE

The highly 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.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners
John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

