

# 7 Green Park, Kinross



Law Location Life

# 7 | Green Park | Kinross

A well located Extended End Terrace Villa, centrally situated, within easy walking distance of schools and amenities. This ideal starter home offers spacious and flexible accommodation and comprises;

Entrance Hallway, Sitting/Dining Room, Breakfasting Kitchen, Dining Room/Bedroom 3, Upper Level Landing, 2 Further Double Bedrooms and Shower Room.

Additionally, the property further benefits from an enclosed West facing rear garden, gas central heating and on street parking.

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, doors to the sitting/dining room and storage cupboard and carpeted staircase to the upper level.

### Sitting/Dining Room

A large reception room with laminate flooring and doors to the breakfasting kitchen and dining room/bedroom 3.

### Breakfasting Kitchen

The breakfasting kitchen has storage units at base and wall levels, breakfast bar with seating for 2, stainless steel 1 1/2 bowl sink and drainer, worktops, splash back tiling and laminate flooring. Fitted appliances include oven, electric hob and extractor fan. There is space for a fridge/freezer, dishwasher and washing machine. A window and door to the rear, provide access into the garden.

### Dining Room/Bedroom 3

Currently utilised as a 3rd double bedroom, this room could easily be reinstated as a further public room. There is laminate flooring, a window to the side and French doors with glazed side panels to the rear, providing access out onto the sun deck in the rear garden.

### Upper Level Landing

A carpeted landing has a window to the side, hatch to the attic space and doors to 2 bedrooms, shower room and storage cupboard.

### Master Bedroom

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

### Bedroom 2

A further double bedroom with carpeted flooring, fitted wardrobe with sliding mirrored doors and window to the rear.

### Shower Room

The shower room comprises; wall hung wash hand basin, wc and low-level bath & shower cabin with a multi head mixer shower. There is a chrome towel radiator, vinyl tile flooring and window to the side.

### Heating

There is an Ideal Logic combination boiler located within the entrance hall. We were advised that this was replaced in 2018.

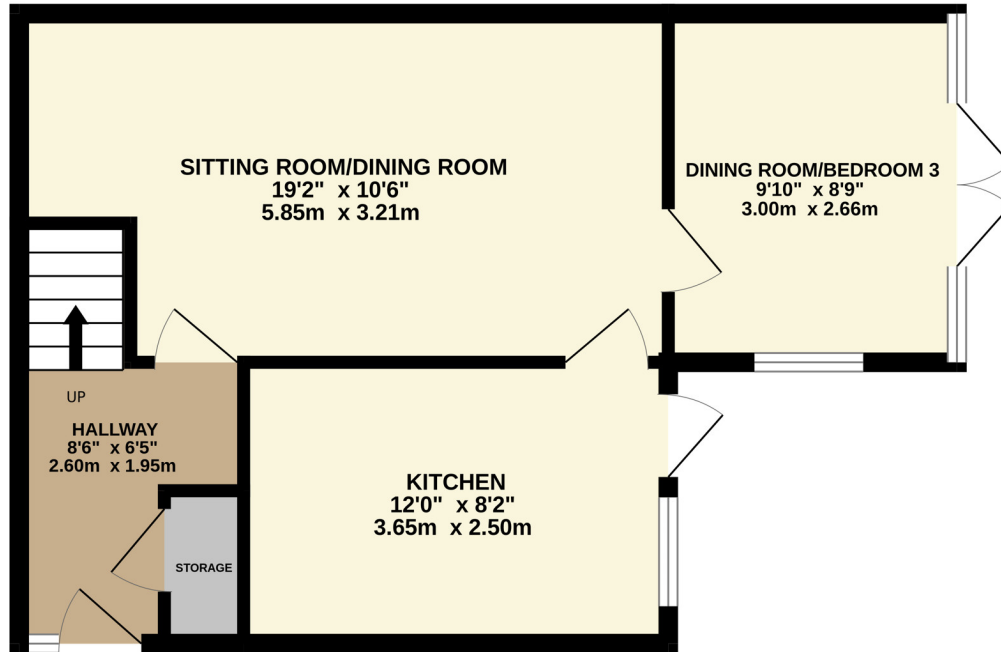
### Garden

The enclosed West facing rear garden is low maintenance, with sun deck, paved patio and timber shed.

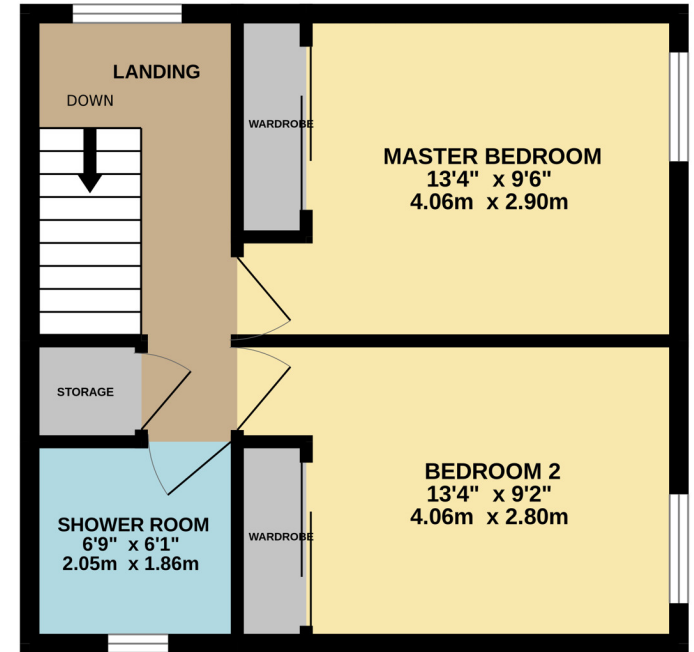
### Parking

There is ample parking spaces available nearby.

GROUND FLOOR



1ST FLOOR



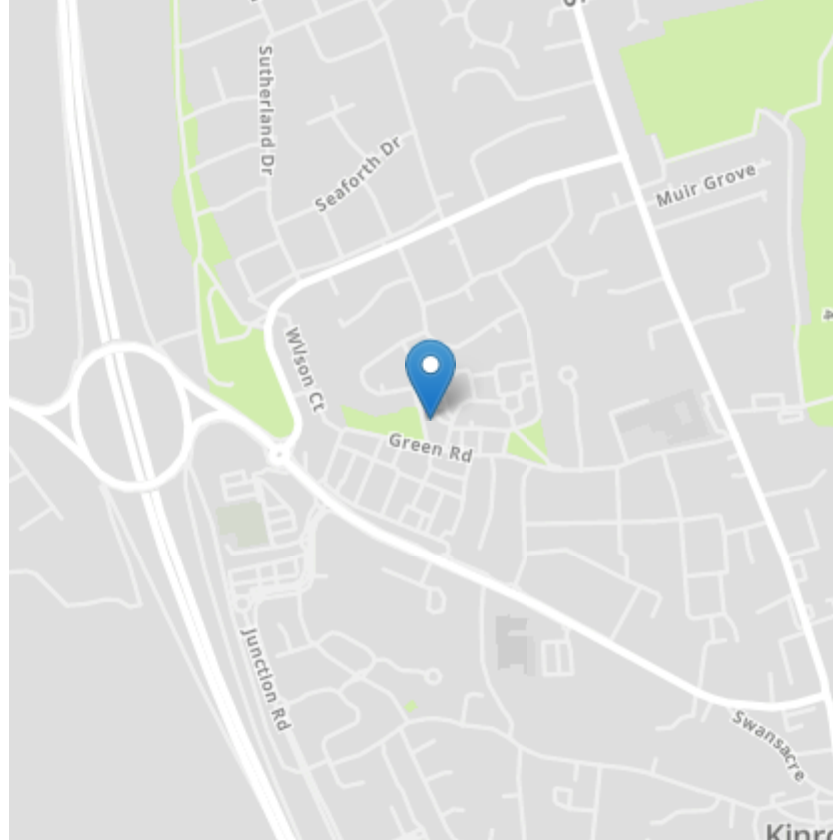
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# GREEN PARK, 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. 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	86
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		66	84
England, Scotland & Wales		EU Directive 2002/91/EC	

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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

