

# 5 Leven Place, Kinross



**Andersons**

Law Location Life

## 5 | Leven Place | Kinross

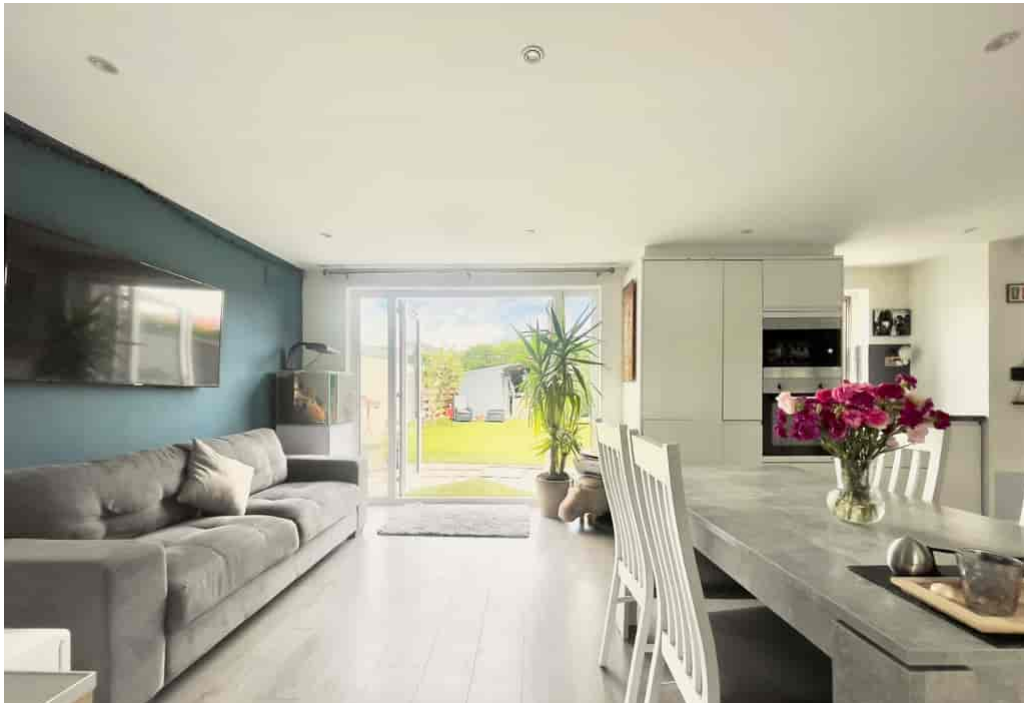
Deceptively Spacious Extended Detached Villa, situated in a quiet cul-de-sac in a highly sought after residential location close to schools and amenities and offering flexible and beautifully presented family accommodation.

The accommodation currently comprises; Entrance Vestibule, Hallway, Sitting Room, Open Plan Kitchen/Dining/Family Room, Utility Room, WC Room, 5 Bedrooms and Family Bathroom.

Externally the property further benefits from a large enclosed rear garden, driveway and garage store room.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the entrance vestibule, there are windows to the front and side, laminate flooring and door to the hallway.

### Hallway

The hallway provides access to the sitting room, open plan kitchen/dining/family room, wc room and storage cupboard. There is laminate flooring and a carpeted staircase to the upper level.

### WC Room

The wc room has vinyl flooring and comprises; wall hung wash hand basin, wc, splash back tiling and window to the side.

### Sitting Room

A great sized reception room with window to the front, coal effect gas fire with timber fireplace, carpeted flooring and sliding doors into the open plan kitchen/dining/family room.

### Open Plan Kitchen/Dining/Family Room

A fabulous open plan room with modern kitchen with storage units at base and wall levels, pan drawers, worktop and 1 1/2 bowl sink and drainer. Fitted appliances include oven and microwave, electric hob, extractor fan and dishwasher. There is space for an American fridge freezer. The dining area can easily accommodate a large dining table, with the family room section having French doors with access into the rear garden. Additionally there are 2 windows to the rear, laminate flooring and door to the utility room.

### Utility Room

A large utility room with storage units, worktop, space and plumbing for a washing machine and tumble dryer and laminate flooring.

### Upper Level Landing

The carpeted landing provides access to 5 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

### Master Bedroom

A large double bedroom with carpeted flooring, fitted double wardrobes with sliding doors and window to the front.

### Bedroom 2

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

### Bedroom 3

A third double bedroom with fitted wardrobe, carpeted flooring and window to the front.

### Bedroom 4

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

### Bedroom 5

Bedroom 5 has a fitted storage cupboard, carpeted flooring and window to the front.

### Bathroom

The bathroom has vinyl flooring and comprises; wc, pedestal wash hand basin, bath with shower over, chrome towel radiator and window to the rear.

### Heating

Gas central heating.

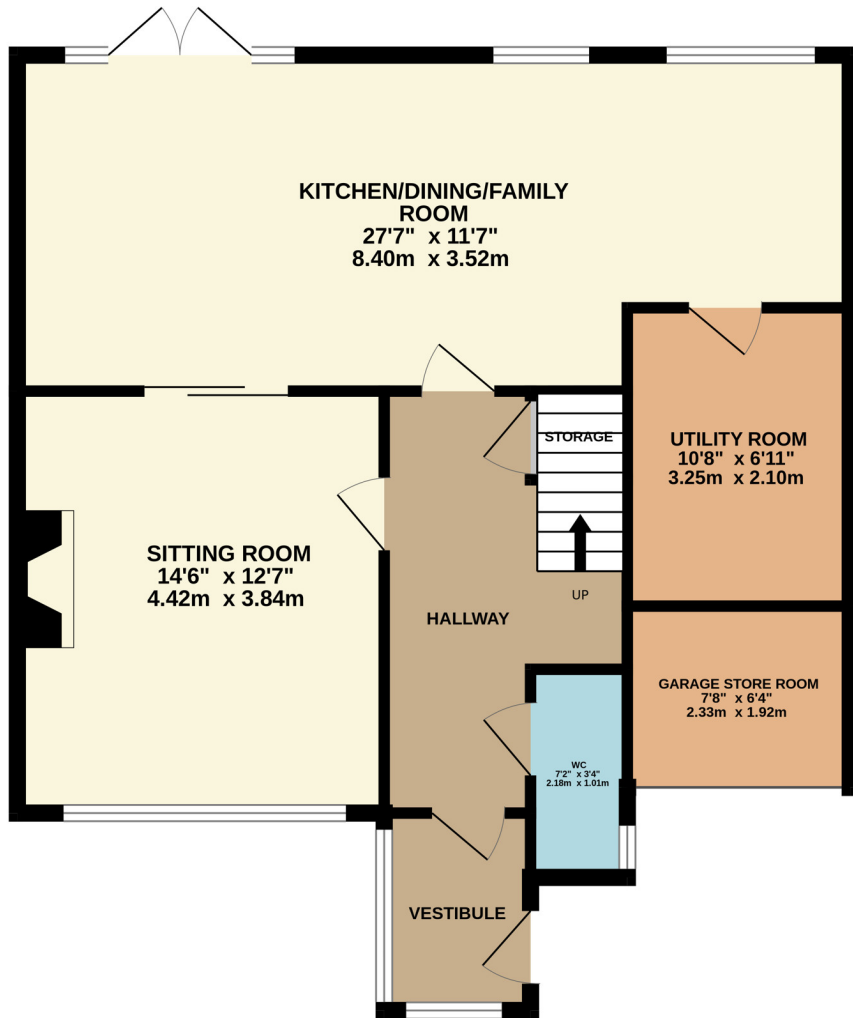
### Gardens

The property has a large enclosed garden to the rear, with patio areas, artificial grass and 2 timber sheds. The front gardens are laid to lawn and bounded by a hedge, this area can be used for additional parking, if required.

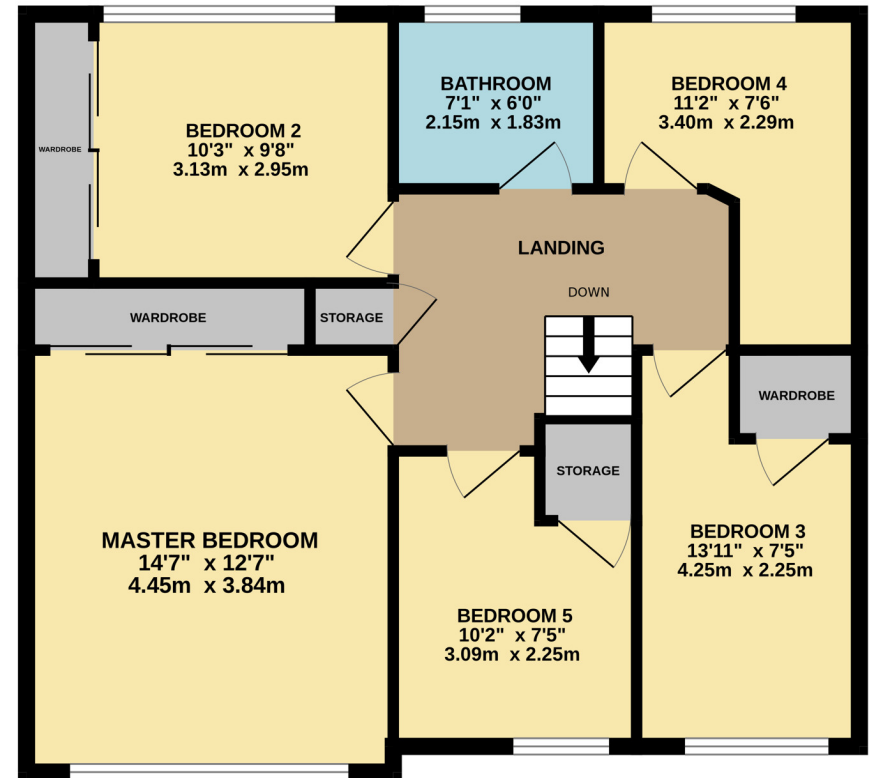
### Garage Store Room & Driveway

The garage store room has an up and over door to the front and useful storage space. The driveway is to the front and paved, providing parking for 2/3 vehicles.

GROUND FLOOR



1ST FLOOR



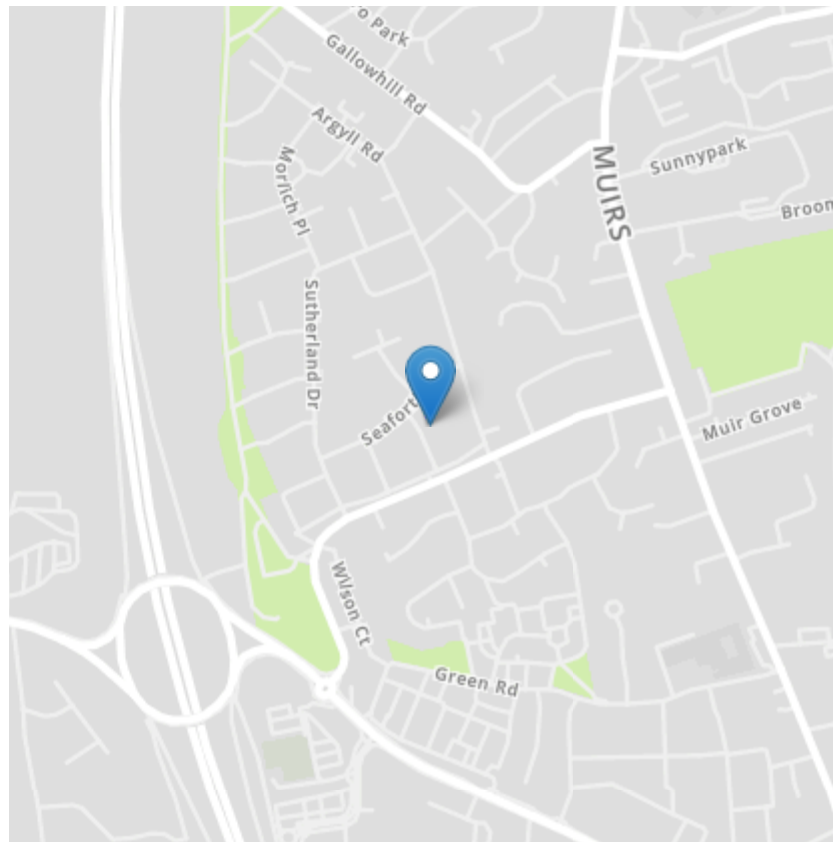
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# LEVEN PLACE, 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			
		72	84
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			
		69	81
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

