

# 11 Talla Park, Kinross



Law Location Life



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Beautifully Presented Extended Detached 4 Bedroom Villa, situated on a large end plot, in one of Kinross' most desirable residential areas and offering spacious and versatile family accommodation.

Talla Park is a quiet cul-de-sac adjacent to Kinross Golf Course, but only a minutes walk from the Town Centre and all it's amenities.

The accommodation comprises; Reception Hallway, Inner Hallway, W.C/Cloakroom, Sitting Room, Dining Room/Bedroom4, Dining Kitchen, Utility Room, Study, Upper Level Landing, 3 Bedrooms and Family Bathroom.

Externally there are attractive gardens to the front and rear with luxury Glass Garden Room by 'Crocodile', 2 driveways and storage garage.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the bright and spacious reception hallway. There is Karndean flooring and open access into the hallway.

Hallway

The hallway has Karndean flooring and provides access to the sitting room, dining Kitchen, study, wc/cloakroom and staircase to the upper level.

Sitting Room

A large reception room with carpeted flooring, floor to ceiling window to the front and double doors to the dining room/bedroom 4.

Dining Room/Bedroom 4

A versatile room which could be used as a reception room or 4th bedrooms. There is oak flooring, floor to ceiling window to the rear and door into the study.

Study

The study has Karndean flooring, window to the rear and door to the hallway.

Dining Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include cooker with electric hob and extractor fan. There are spaces for other appliances and ample room for a dining table. Additionally, there is Karndean flooring, two windows to the rear, door into the garden, further door providing access into the utility room and a hatch to the roof space.

Utility Room

The utility room has Karndean flooring, storage units, stainless steel sink and drainer, spaces for a washing machine and tumble dryer and door into the storage garage.

WC/Cloakroom

The wc/cloakroom has Karndean flooring, wc and built in wash hand basin with storage.

Upper Level Landing

The upper level landing is carpeted with doors to 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space. There is a window to the side and built in seating with storage units.

Master Bedroom

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

Bedroom 2

A further double bedroom with carpeted flooring and window to the rear.

Bedroom 3

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

Family Bathroom

The family bathroom is fully tiled with vinyl flooring and comprises; bath with 'Mira Event XS' shower over, pedestal wash hand basin, wc, wall storage unit, towel radiator and window to the side.

Heating

Gas central heating.

Gardens

The landscaped rear garden is fully enclosed, predominantly laid to lawn with borders of flowers, plants and shrubs. There is a patio, ideal for outdoor entertaining and luxury glass garden room by 'Crocodile'. The front garden is again, laid to lawn with mature trees, plants, flowers and shrubs.

Glass Garden Room

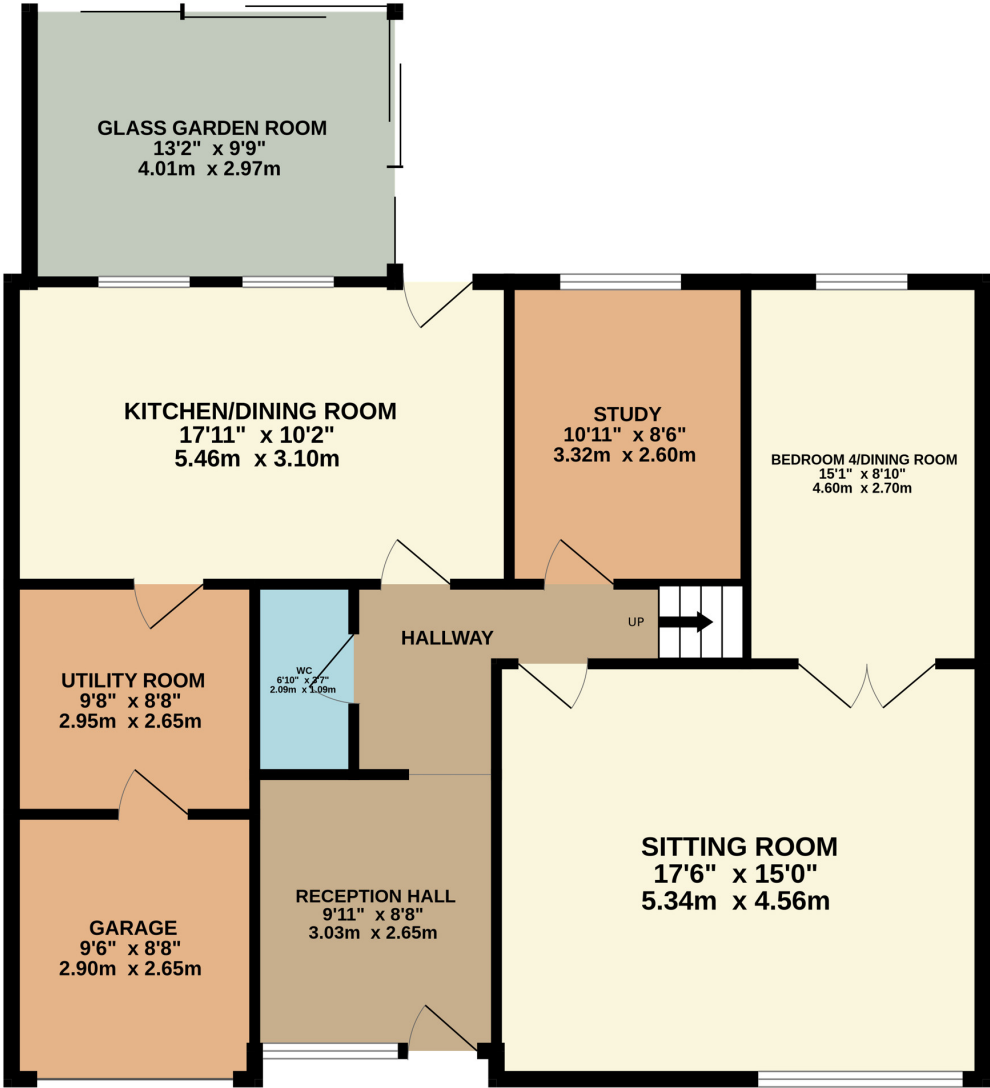
The glass garden room has decked flooring and slidingdoors to the front and side.

Garage & Driveways

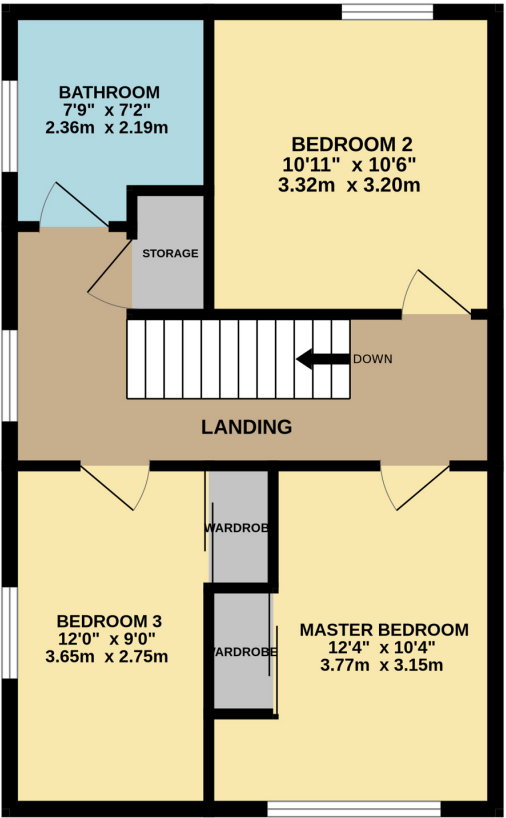
The attached garage has been reduced in size to form a useful storage area. There is a metal up and over vehicular size access door to the front, power, light and door providing access into the utility room.. There are 2 driveways to the front, which can accommodate 3 vehicles.



GROUND FLOOR



1ST FLOOR







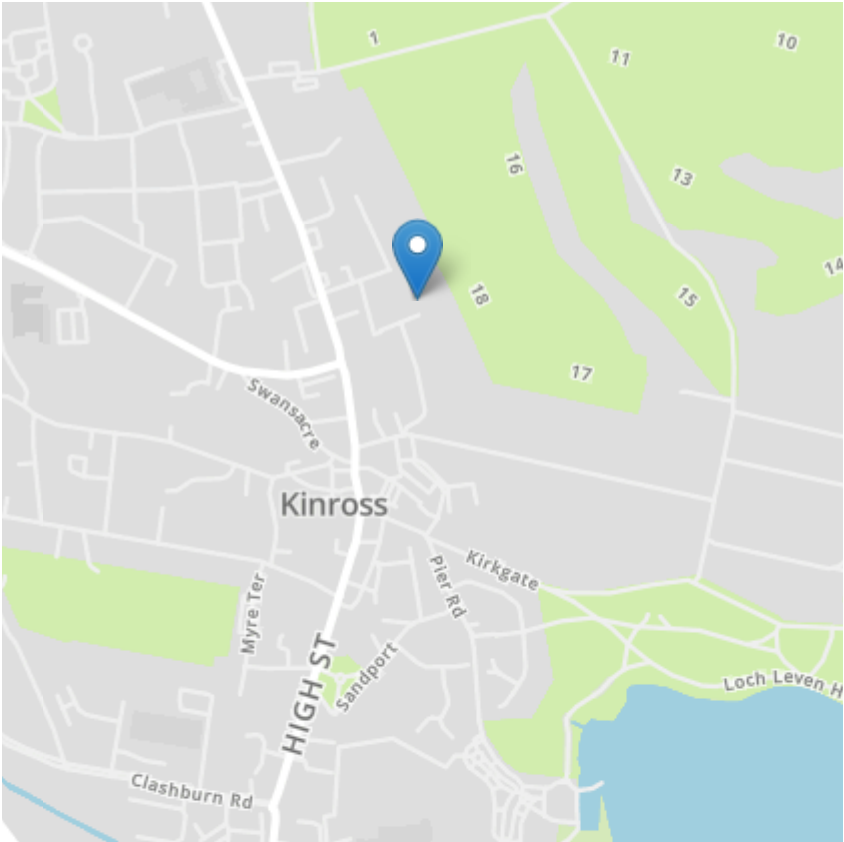






# TALLA PARK, KINROSS - A BETTER PLACE TO LIVE

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.



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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

