

33 Simpson Wynd, Kinross



**Andersons**

Law Location Life

# 33 | Simpson Wynd | Kinross

Stunning 4-Bedroom Detached Villa, situated in a highly sought-after residential location in the heart of Kinross, offering beautifully presented and spacious family accommodation, just a short walk from local amenities, schools, and excellent transport links.

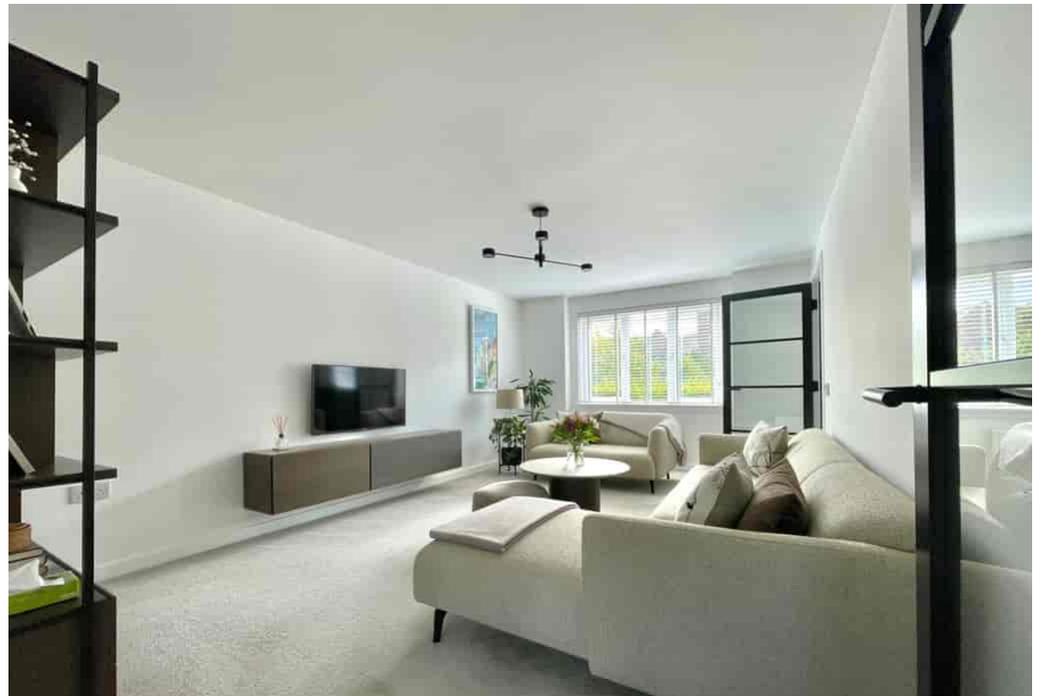
This exceptional home is finished to a high standard throughout, providing a perfect blend of elegance, comfort, and functionality.

The accommodation comprises; Reception Hallway, Sitting Room, Open Plan Kitchen/Dining Room/Pantry, Utility Room, WC/Cloakroom, Master Bedroom (En Suite Shower Room), 3 further double Bedrooms (2 with a Jack & Jill En Suite Shower Room) and Family Bathroom.

Externally the property further benefits from attractive gardens to the front and rear, integral garage, Electric Vehicle Charging Point and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Reception Hallway

Entry is from the front into the reception hallway. There are doors providing access to the sitting room and open plan kitchen/dining/pantry and under stair storage cupboard and staircase to the upper level.

### Sitting Room

Reception room with a large window to the front and door with adjoining glass panel, providing access into the open plan kitchen/dining/pantry.

### Open Plan Kitchen/Dining/Pantry

A magnificent room, this contemporary kitchen has a good range of storage cupboards at base and wall levels, breakfast bar with seating for 4, worktops, stainless steel 1 1/2 bowl sink and drainer and large window to the rear. Fitted appliances include oven, gas hob, extractor fan, fridge/freezer and dishwasher. The open plan pantry has additional storage cupboards, shelving, worktops and spaces for a fridge and freezer. There is a door into the integral garage. The dining room is open plan to the kitchen and has a large floor to ceiling window overlooking the rear garden and a door into the utility room.

### Utility Room

The utility room has storage units at base and wall levels, worktop and space and plumbing for a washing machine and tumble dryer. There is a door to the rear and door providing access into the w.c room.

### W.C/Cloakroom

This room comprises; pedestal wash hand basin and w.c.

### Upper Level

The landing provides access to 4 double bedrooms, family bathroom, storage cupboard and the hatch to the attic space.

### Master Bedroom

A large master bedroom with window to the front, fitted wardrobes and door to the en suite shower room.

### En Suite Shower Room

The en suite shower room comprises; pedestal wash hand basin, shower cubicle and w.c. There is a window to the front.

### Bedroom 2

A guest bedroom which easily accommodates a king size bed. There is a window to the front and door into the 'Jack & Jill' en suite shower room.

### Bedroom 3

A further double bedroom, which again, accommodates a king size bed. There is a window to the rear and door to the 'Jack & Jill' en suite shower room.

### Jack & Jill En Suite Shower Room

The en suite shower room comprises; shower cubicle, pedestal wash hand basin and w.c. There is a window to the side.

### Bedroom 4

A fourth double bedroom with window to the rear.

### Family Bathroom

The family bathroom comprises; bath, pedestal wash hand basin and wc. There is a window to the rear.

### Gardens

The rear garden is predominantly laid to lawn with a flower border, trees and a large patio area, perfect for outside entertaining. The front garden is also laid to lawn, with a hedge border.

### Garage

The property has an integral garage with up and over door, power and light.

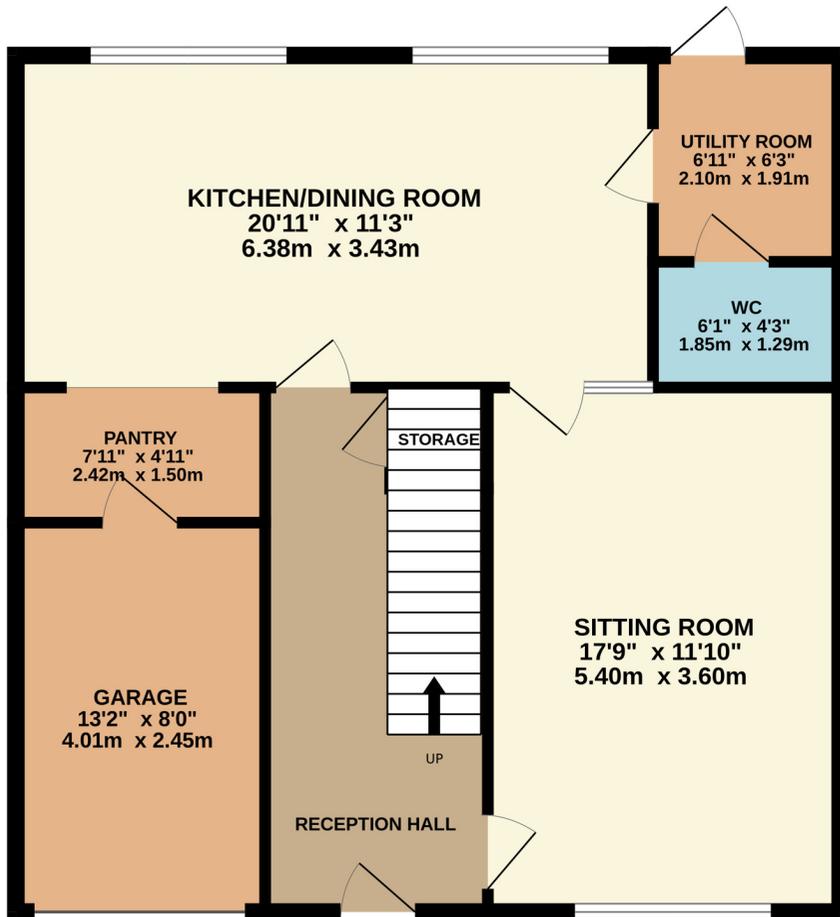
### Driveway

The property has a mono block driveway with parking for two vehicles to the front.

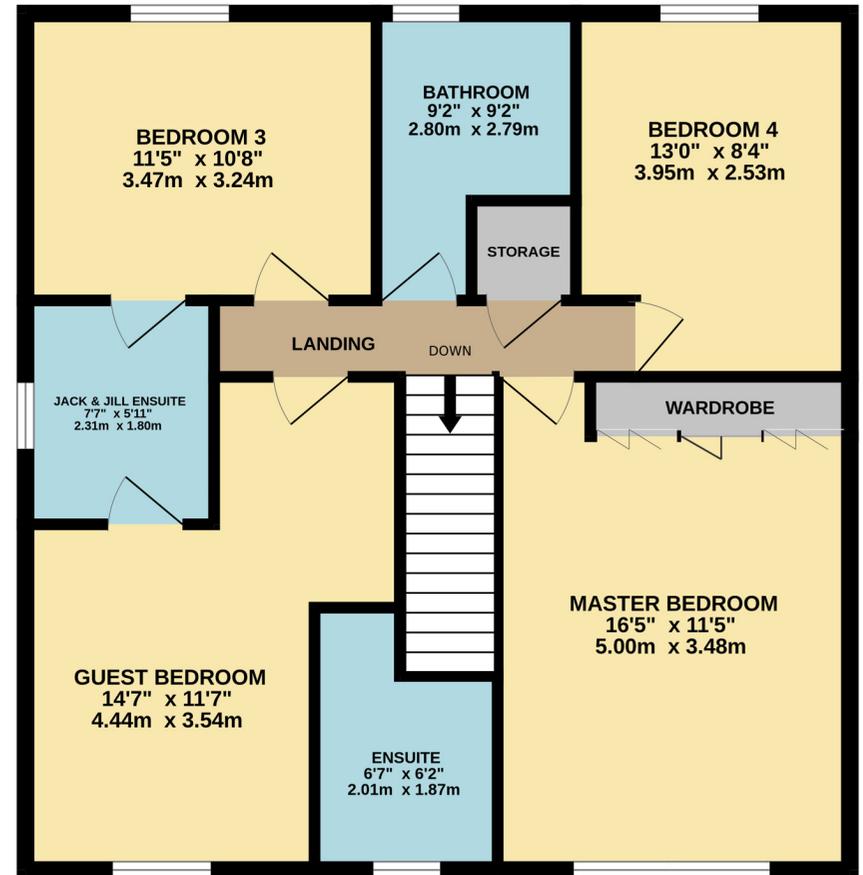
### Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



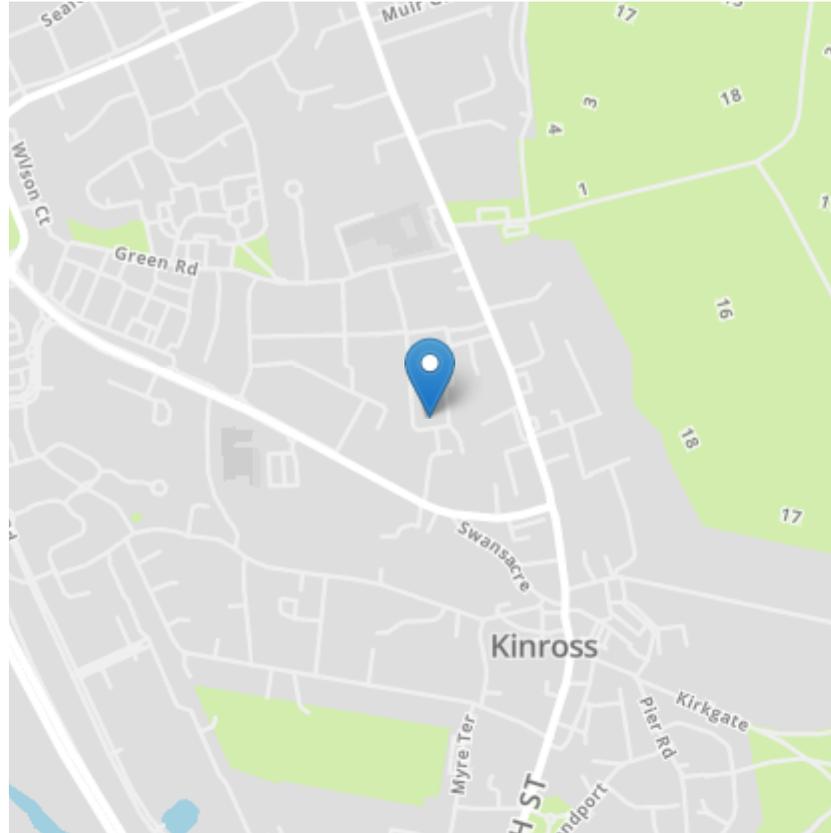
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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			
England, Scotland & Wales		82	85
		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			
England, Scotland & Wales		84	85
		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

