



59 SUTHERLAND DRIVE, KINROSS OFFERS OVER £239,000

LOVELY 4 BED EXTENDED SEMI-DETACHED VILLA.

Sought after residential location. Flexible accommodation. Ideal for families & those who require to commute on nearby M90.

Hall, Lounge, Kitchen/diner, Utility, Office/bed 5, WC.

4 Double Bedrooms, Bathroom. Storage. Attic. GCH/DG. Gardens. CTax Band D.

HIGHLY DESIRABLE 4 BEDROOM EXTENDED SEMI-DETACHED VILLA IN SOUGHT-AFTER LOCATION.

ABBEY FORTH PROPERTY BRINGS TO MARKET THIS WELL-PRESENTED FAMILY HOME WITHIN QUICK EASY REACH OF LOCAL AMENITIES AND 1 MINUTE DRIVE TO M90 MOTORWAY.

This is an excellent opportunity for family buyers to purchase this spacious and flexible property. All the amenities which the lovely town of Kinross has to offer, are within walking distance. Early viewing is highly recommended.

DESCRIPTION

This wonderful family home offers spacious flexible accommodation in good internal order and with enclosed rear garden makes it ideal for children and pets and outdoor entertaining. UPVC white front door opens to bright welcoming hallway and partial glazed door opens to light and airy lounge with lovely modern fireplace and gas fire and ample sitting room space. Glazed door opens to modern kitchen/diner. The dining area provides ample room for family dining and enjoys outlook to rear garden via patio doors. The kitchen is well-stocked with cupboards and generous work-surface space and boasts integrated oven, gas hob with extractor hood over. Further door leads to large utility room with additional work-surface and storage space. Doors lead to rear garden, refreshed internal WC and a home office (currently used as a playroom) but could be used as a ground floor bedroom. Stairs to upper floor leads to four good-sized double bedrooms and in particular Bedrooms 1 and 2 can easily accommodate king-size beds and additional bedroom furniture. The stylish bathroom with mains shower over bath, completes the accommodation. Externally, there is a neat front garden with lawn and gravel bed and to rear, the garden offers space for play, drying, entertaining – the ideal family garden. A large shed is included in sale

LOCATION

The property sits in a well-established residential estate, which is in easy reach of the High Street. The town of Kinross is a highly desirable place to live and is situated just off the M90 motorway giving easy access to Edinburgh, Perth, Dundee and beyond. The town boasts its own nursery and primary school with a highly regarded high school campus. There is a Sainsburys supermarket nearby, and an excellent choice of general amenities and specialist stores located along the High Street. There are a good variety of cafes, pubs and restaurants as well as golf course on hand. The local area is a place of natural beauty and offers a vast array of outdoor pursuits such as horse riding, fishing and golf. For walkers and cyclists there is the Loch Leven Heritage Trail that follows a cycle path right around the Loch Leven National Nature Reserve. In Summary, Kinross is a beautiful place to bring up a family or to settle for a more quieter lifestyle yet is within easy reach of M90 & amenities as well as plenty outdoor pursuits.

KEY INFORMATION

Extended semi-detached villa.

4 Bedrooms, 3 reception rooms, 1 bathroom.

Gardens to front & rear.

Gas Central Heating.

Double Glazing.

Council Tax Band D

DIRECTIONS

From M90 Junction 6, exit towards Kinross and take 1st left onto Springfield Road and around corner at 1st mini-roundabout, turn left onto Sutherland Drive, where no.59 sits on right-hand side.

VIEWING

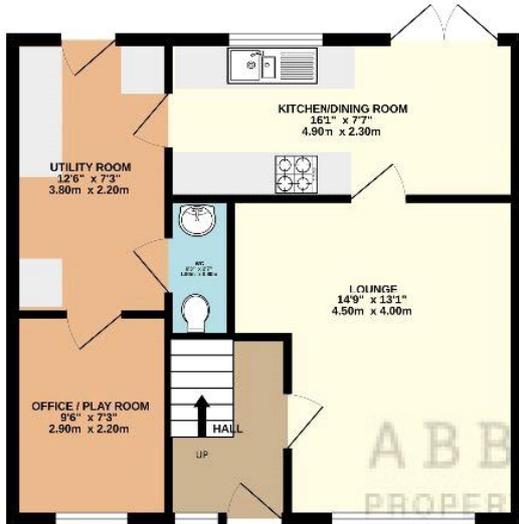
By Appointment, Contact Abbey Forth Property Sales Team.

Council Tax Band: D

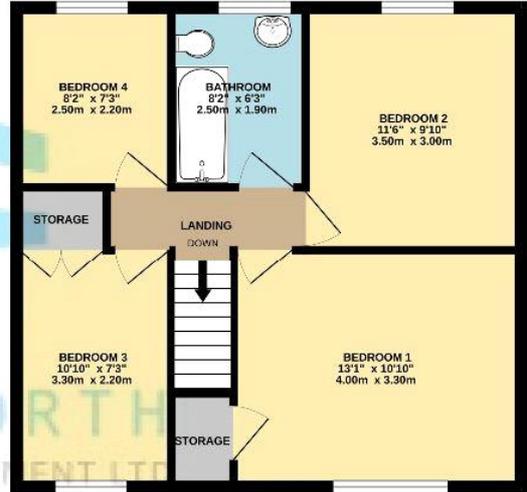
Tenure: Freehold

- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Garden
- Integrated Appliances
- No Onward Chain

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



4 BED SEMI-DETACHED VILLA

TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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