



13 Sandport Gait
Kinross, KY13 8FB

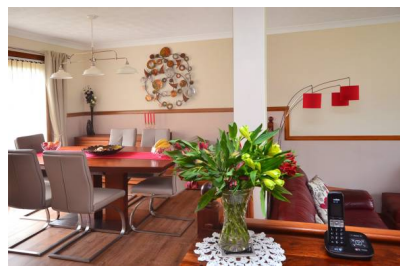
Offers in the region of £320,000

13 Sandport Cpt, Kinnross, KY12 8AB

A bright and spacious detached villa overlooking the beautiful grounds of Loch Leven.

There is an excellent internal layout which includes a reception hallway, feature split level lounge and dining room (with open staircase to upper landing), luxury dining kitchen (with slow closing drawers, 5 ring hob and double self cleaning oven), utility room, WC/cloaks, upper landing, 5 bedrooms, master en-suite and family bathroom.

Gas central heating is installed with large double glazed windows, good storage, flexible layout, attractive outlooks, quality hardwood finishing and fresh décor throughout.





Room sizes and accommodation

Entrance vestibule

Split level Lounge/dining room

26'4 X 19'8 (6.81m x 5.99m)

Dining kitchen

20'6 X 8'9 (6.25m x 2.67m)

WC/cloaks

6'8 X 4'0 (2.03m x 1.22m)

Utility room

Upper landing

Bedroom 1

10'9 X 10'4 (3.28m x 3.15m)

En-suite

7'0 X 6'10 (2.13m x 2.08m)

Bedroom 2

10'9 X 10'4 (3.28m x 3.15m)

Bedroom 3

13'9 X 9'7 (4.19m x 2.92m)

Bedroom 4

10'6 X 9'9 (3.20m x 2.97m)

Bathroom

7'8 X 6'10 (2.34m x 2.08m)

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The property benefits from generous garden grounds to front and rear which are mainly laid to lawn with drying facilities, greenhouse, maximum privacy and peaceful setting. A large monobloc drive to front and double garage provide ample off street parking for several vehicles.

Quietly situated, Sandport Gait is located within the desirable market town of Kinross which lies within easy reach of the M90 motorway for travel north and south. The town itself offers an excellent range of shops, primary schooling and local amenities.

Viewing: An appointment to view can be made by contacting Stevenson and Marshall on 01383 721141.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our Property Department on 01383 721141 to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website or Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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