



Stevenson Marshall
Property & Law

22 Sandport Gait
Kinross, KY13 8FB

Offers over £285,000

22 Sandport Cpit, Kinross

Forming part of a small cul-de-sac setting, a bright and spacious detached villa with attractive garden with maximum privacy.

There is a good internal layout which includes an entrance vestibule, open plan reception hallway, feature split level lounge and dining room (with large picture window to front and patio doors to rear), dining kitchen, utility room, WC/cloaks, upper landing, three bedrooms, master en-suite and family bathroom.

Gas central heating is installed with large double glazed windows, quality fixtures and finishing and good storage throughout.





Accommodation and room sizes

Reception hallway:- 3.26m x 2.41m (10'9 x 7'11)

Lounge:- 5.40m x 4.37m (17'9 x 14'4)

Dining room:- 3.76m x 2.75m (14'4 x 9'0)

WC/cloaks:- 2.17m x 0.96m (7'1 x 3'2)

Dining kitchen:- 5.64m x 2.96m (18'6 x 9'9)

Utility room:- 2.72m x 1.24m (8'11 x 4'1)

Upper landing

Bedroom 1:- 3.88m x 2.96m (12'9 x 9'8)

En-suite:- 2.74m x 1.76m (9'0 x 5'9)

Bedroom 2:- 2.94m x 2.90m (9'7 x 9'6)

Bedroom 3:- 3.01m x 2.90m (9'10- x 9'6)

Bathroom:- 2.58m x 1.70m (8'6 x 5'7)



22 Sandport Gait, Kinross

The most impressive garden grounds feature a host of large trees, shrubs, flower beds, patio area and maximum privacy. There is a timber garden shed and drying facilities provided. An integral garage and spacious driveway to front 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. Within walking distance of Sandport Gait, there is an excellent range of shops, primary schooling, local amenities, cycle and walking trails and Loch Leven nature reserve, which is home to one of the countries largest population of geese.

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.

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 Fax: 01383 - 723779
DX DF80 Dunfermline
www.stevenson-marshall.co.uk