



11 Levenbridge Place, Kinross

Offers Over £395,000

11 Levenbridge Place

Kinross, Kinross

Magnificent 4 Bedroom Detached family villa,
perfectly situated in a quiet cul-de-sac within a
highly sought-after residential area in the heart of
Kinross.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



REMAX
PROPERTY ASSETS



Entrance hall

Entry is from the front into the entrance hallway. There is recently installed herringbone flooring, doors providing access to the living room, kitchen and play room/ dining room and staircase to the upper level. There is a under stair storage cupboard.

Living room

14' 8" x 12' 3" (4.48m x 3.74m)

Beautiful front facing reception room with recently installed herringbone flooring and feature Bay window.

Kitchen & Dining room

Bright & spacious family kitchen & dining area. The kitchen has storage units at base and wall levels, worktops, splash back tiling, and a 1 1/2 bowl sink and drainer. Fitted appliances include oven, steamer, electric induction hob and extractor fan, 60/40 integrated fridge/ freezer & dishwasher. Ceramic floor tiles , windows & double doors to the rear garden and doors to the front hall, utility room & further w/c.

Utility room

8' 0" x 5' 10" (2.43m x 1.77m)

The utility room has additional storage units, worktops, stainless steel sink and drainer and space and plumbing for appliances. There is a door to the rear into the garden & further door to the downstairs w/c.



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Downstairs w/c

The w/c room comprises; w/c, pedestal wash hand basin and ceramic floor tiles.

Dining room

13' 7" x 9' 6" (4.15m x 2.90m)

South west facing dining room / family room currently being used as a children's play room. There is herringbone flooring & double front facing windows.

Master bedroom 1

12' 0" x 9' 6" (3.65m x 2.90m)

The master bedroom has fitted wardrobes, carpeted flooring, feature bay window to the front and door to the en-suite shower room.

Master bedroom 1 / En-suite

7' 3" x 5' 3" (2.21m x 1.60m)

The wall tiled en-suite shower room comprises; wc, wash hand basin & pedestal, shower cubicle & vinyl flooring with window to the front.



Master bedroom 2

11' 6" x 10' 2" (3.50m x 3.10m)

The master bedroom 2 has fitted wardrobes, carpeted flooring, windows to the side & rear & door to the en-suite shower room.

Master bedroom 2 / En-suite

6' 7" x 4' 7" (2.00m x 1.40m)

The wall tiled en-suite shower room comprises; wc, wash hand basin & pedestal, shower cubicle & vinyl flooring with window to the north side.

Bedroom 3

10' 6" x 9' 10" (3.20m x 3.00m)

A double bedroom with fitted wardrobes, windows to the rear and carpeted flooring.

Bedroom 4

11' 2" x 9' 6" (3.40m x 2.90m)

A double bedroom with fitted wardrobes, windows to the front and carpeted flooring.

Family bathroom

9' 2" x 7' 3" (2.80m x 2.20m)

A large family bathroom with tiled walls & vinyl flooring comprises; corner bath & shower, wall hung wash hand basin, wc & window to the rear.





GARDEN

The rear East facing garden is fully enclosed and laid to lawn with a patio area, ideal for outdoor entertaining. The front garden is again laid to lawn.

Double garage

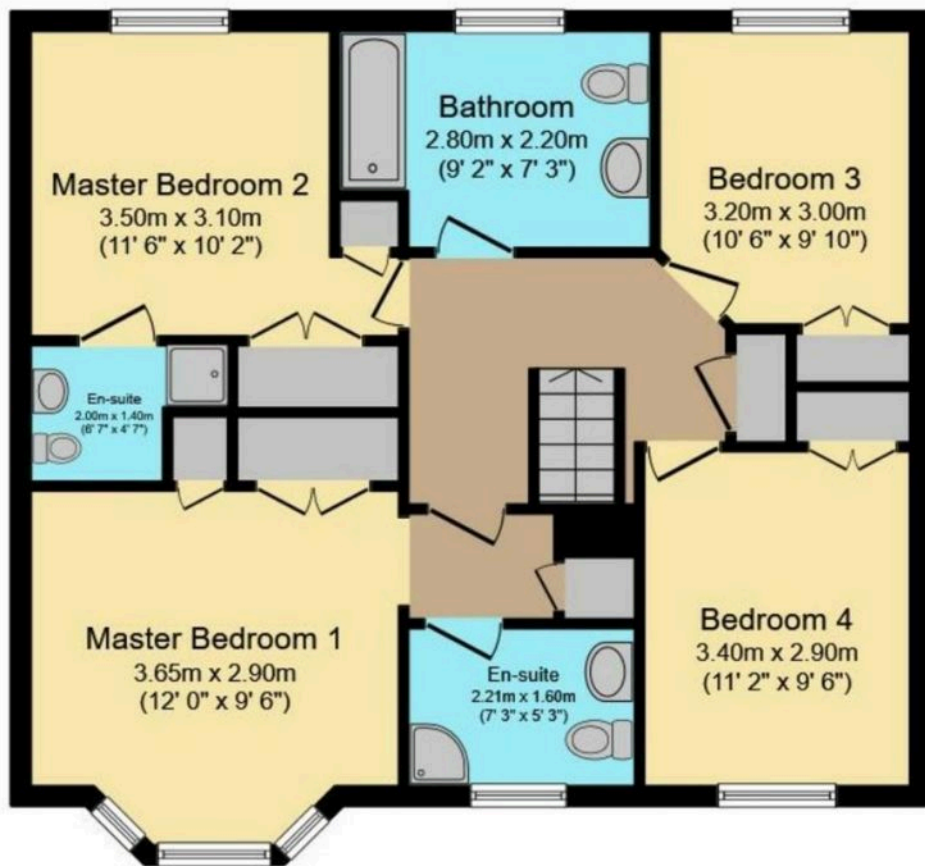
19' 3" x 18' 7" (5.88m x 5.66m)

The large double garage has lighting & power. There are two windows to the rear and door to the rear garden.

Monoblock parking area for two vehicles.







First Floor



Ground Floor



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