





15 Springfield Park

Peacefully located within an established residential setting in desirable Kinross, this three-bedroom detached house represents an outstanding family home in a scenic, tranquil location. The property offers well-presented, spacious interiors and desirable semi-open plan living space, plus landscaped private gardens, a bespoke, timber-frame home office, a detached single garage, and a driveway, and enjoys excellent local amenities and first-class commuter links.

The front door opens into a spacious, airy entrance hall with a storage cupboard and a WC. The welcoming area's tasteful presentation and sleek timber-effect flooring continue into the living accommodation on the right: a bright, semi open-plan space which spans the entire depth of the property and is flooded with dual-aspect light. An attractive lounge area strikes the perfect balance between spacious and cosy, with versatile floorspace arranged around an electric fire. Ample room is available here for configurations of comfortable lounge furniture and the area flows into a delightful space for seated dining, perfect for family meals and entertaining, and conveniently connected to the kitchen. Fitted with stylish gloss-cream cabinetry, granite-inspired worktops and LED mood lighting, the sunny, dual-aspect kitchen is fully integrated with a raised double oven, a microwave, a warming drawer, a ceramic hob, a statement extractor hood, a fridge/freezer, a dishwasher, a washing machine, and a dryer, and opens onto a wide paved patio in the rear garden for easy summer entertaining and family barbecues. Upstairs, a landing, (with storage) leads to the home's three well-proportioned double bedrooms and a family bathroom. The elegantly-styled principal bedroom features an impressive wall of full-height wardrobe storage, whilst one of the remaining sleeping areas is currently arranged as a music room, demonstrating flexibility and options for use. Finally, the contemporary family bathroom is enveloped in pristine white tiling, with chic mosaic accents, and accommodates a bathtub with an overhead shower and a WC-suite set into storage. Gas central heating and double glazing are found throughout.

Externally, the property sits with manicured, landscaped gardens. The secluded rear garden enjoys a sunny, south-easterly aspect and features a wide suntrap patio, a vibrant stretch of lawn and colourful, planted borders. Nestled in the far corner and perfect for the requirements of the modern lifestyle, a timber-frame home office matches the home's airy well-appointed interiors and benefits from its own phone line and broadband. A front driveway, with parking for three cars, leads to a detached single garage. EPC Rating - C.

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, the integrated kitchen appliances and the home office.



Features

- Spacious detached house
- Tranquil residential location
- Set in sought-after Kinross
- Hall with storage and a WC
- Semi open-plan living/dining room
- Modern, well-equipped kitchen
- Three generous double bedrooms
- Contemporary family bathroom
- Private, landscaped gardens
- Timber-frame home office
- Detached single garage
- Driveway for three cars
- GCH and DG





Kinross

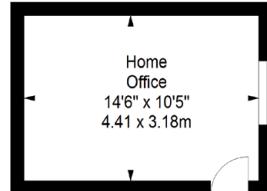
Nestled on the shores of scenic Loch Leven, in the heart of the picturesque Kinross-shire countryside, the historic, former market town of Kinross offers a tranquil, semi-rural setting within easy reach of excellent local amenities and first-class transport links. Steeped in history and surrounded by natural beauty, the highly sought-after town regularly appears as one of the top ten best places to live in Scotland. Catering for everyday requirements, Kinross offers convenience shopping, supermarkets, banks and health care facilities, and also boasts a number of cafes, hotels and fine dining establishments. For a more extensive range of specialist and edge-of-town retailers, eclectic dining and varied recreational facilities, the nearby towns of Dunfermline and Perth are a short drive away. For those who enjoy an active lifestyle, the Loch Leven Community Campus houses a dance studio, an indoor climbing wall and a gym, whilst a swimming pool and squash courts are found at the Loch Leven Leisure Centre. Outdoor enthusiasts are spoiled for choice as Loch Leven is famous for its varied birdlife and excellent trout fishing, and the beautiful countryside provides wonderful walking, cycling, riding and golfing opportunities. Both primary and secondary schooling are available in the town, with Kinross High School widely recognised as one of the best comprehensive schools in the country. Private school options within a fifteen-mile radius are Kilgraston, Strathallan, and Dollar Academy. Kinross benefits from excellent commuter links with Park and Ride facilities and swift access to many of Scotland's major cities via the M90 motorway. A short drive away, Edinburgh International Airport provides regular flights to both UK and global destinations.

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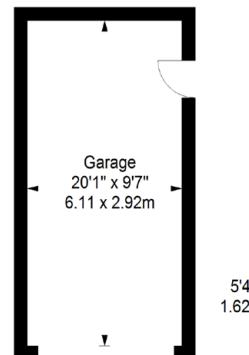
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Home Office
Approx. 13.6 sq. metres (146.4 sq. feet)

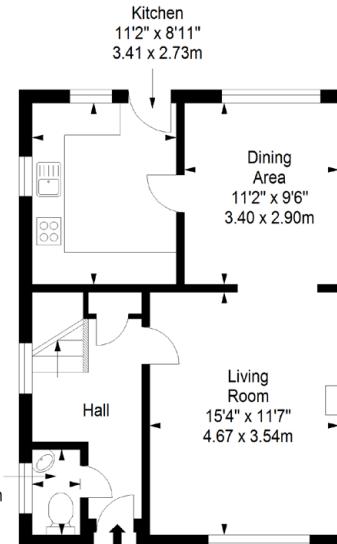


Garage
Approx. 17.7 sq. metres (190.5 sq. feet)

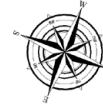


WC
5'4" x 3'1"
1.62 x 0.94m

Ground Floor
Approx. 46.2 sq. metres (497.3 sq. feet)



Total area: approx. 124.1 sq. metres (1335.8 sq. feet)



First Floor
Approx. 46.6 sq. metres (501.6 sq. feet)

