

# first for homes

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Contact Allan England's Team  
**01592 752 944**



Springfield Park, Kinross

**Offers over £149,995**

# Springfield Park, Kinross

Spacious 2-Bed Semi-Detached Villa with Driveway & Generous South-Facing Rear Gardens & Driveway! Located in a Desirable Residential Area of Kinross.

Allan England's award winning team at first for homes are proud to welcome to the market this wonderful 2 bed Semi-Detached Villa situated within the desirable residential estate in Kinross. The property forms an ideal first time purchase comprising: entrance hall, spacious family lounge, breakfasting kitchen, 2 generous double bedrooms and family bathroom. Externally, there are gardens to the front and a generous South-facing rear garden offer space to extend the property subject to planning consents. Driveway to Side for Approx 2 Cars (room to extend for further space to front) . Early viewing is highly advised to ensure you don't miss out!

EPC RATING D  
COUNCIL TAX BAND C

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## SITUATION

Kinross offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

## INFORMATION

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.





## KINROSS

### ENTRANCE PORCH

### FAMILY LOUNGE

18'4" x 12'11" approx. (5.60m x 3.94m approx.)

### BREAKFASTING KITCHEN

12'11" x 8'2" approx. (3.94m x 2.51m approx.)

### STAIRS TO UPPER LEVEL

### BEDROOM 1

12'11" x 8'3" approx. (3.95m x 2.53m approx.)

### BEDROOM 2

12'10" x 8'3" approx. (3.93m x 2.53m approx.)

### FAMILY BATHROOM

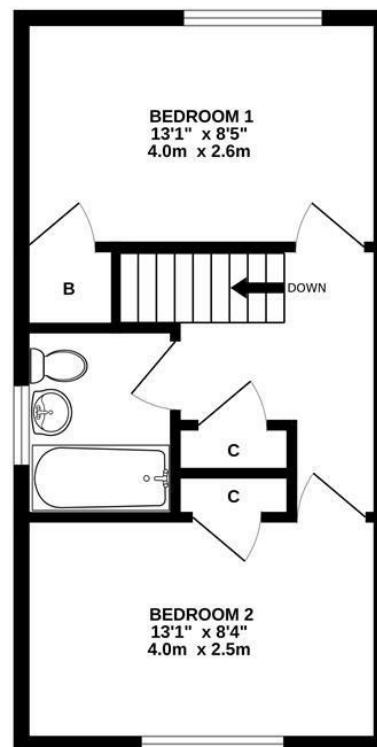
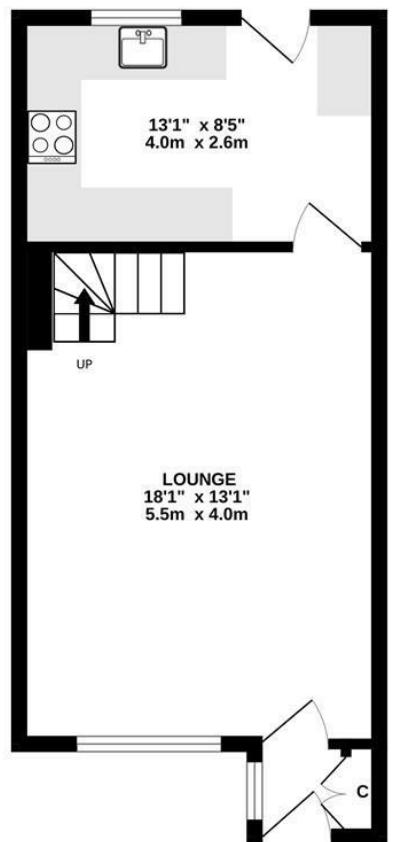
6'2" x 6'1" approx. (1.90m x 1.87m approx.)

### DRIVEWAY TO SIDE APPROX 2 CARS (ROOM TO EXTEND TO)

### FRONT GARDEN

### SOUTH-FACING REAR GARDEN

### INFORMATION



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 and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FREE Valuation

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