



**Premier
Properties**
Perth



The Hirsell , Scotlandwell, KY13 9JH Offers Over £317,500



Offering bright & spacious accommodation throughout, the property comprises: Entrance vestibule and hallway, living room featuring fireplace and patio doors leading to the sun room, spacious kitchen, three bedrooms, shower room and large utility area.

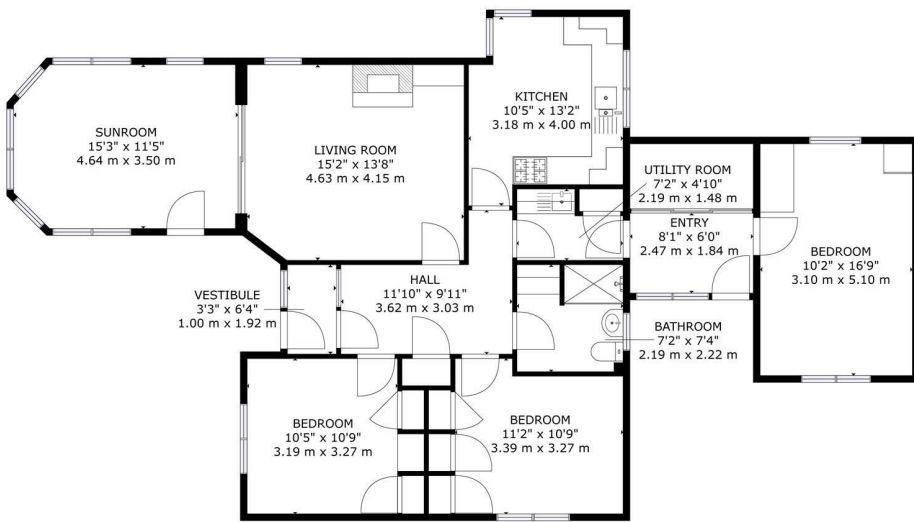
White goods in the kitchen & utility room are included in the sale.

Warmth is provided by night storage electric heaters and the windows are fully double glazed.

Externally there is a shared access driveway leading to the property with an area of private parking to the rear. Private garden grounds lie to the front, side and rear. There's a large, slabbed patio providing the ideal space for outdoor relaxing which looks onto the extensive lawned garden to the front. The property further benefits from a detached, double garage.

Nearby Kinross benefits from Park and Ride facilities giving commuters easy access to all cities while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing. Kinross has a Primary School (nursery included) with Secondary education to be found at Kinross Community Campus. Private schools including Dollar Academy, Kilgraston, Glenalmond, Craigmillar and Strathallan are all within easy reach.

- Three Bedrooms
- Electric Heating
- Double Glazing
- Large Garden
- Garage
- Close To Local Amenities
- Popular Area



The Hirsell, Levenmouth, Scotlandwell, KY13 9JH

GROSS INTERNAL AREA
 TOTAL: 1259 sq.ft, 117 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	36
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
28	48
Scotland EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.