

**J & G
WILSON**

3, Montgomery Way, Kinross, KY13 8FD.

A lovely 3 bedroom detached bungalow in a prime corner plot. Offers over £260,000.





Particulars of Sale

3, Montgomery Way, Kinross, KY13 8FD.

A well appointed detached bungalow in a private corner plot within walking distance of schools and all amenities.

Offers over £260,000.

PARTICULARS OF SALE

SITUATION

Kinross offers amenities including nursery, primary and secondary schooling of excellent repute all within walking distance, shops for everyday requirements, Post Office, churches, local bus services, park and ride facilities at nearby Sainsbury supermarket with regular express bus service to Perth, Halbeath (Dunfermline) and Edinburgh, sports clubs, health care facilities and attractive walks around Loch Leven and in the surrounding countryside.

There are a good range of pubs, cafes, coffee shops and restaurants all within a short walk of the property.

The extensive amenities of Dunfermline and Perth are accessible via the M90 and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

An impressive detached bungalow in a lovely corner plot beside Myre Park. The property enjoys a quiet cul-de-sac position with excellent privacy and easy access to amenities.

The design on offer includes a reception hall, a spacious lounge with an open outlook, a fitted breakfasting kitchen, 3 excellent bedrooms (2 with built in wardrobes) and a bathroom with a 3 piece white suite and above bath shower. There is a gas fired central heating system, double glazing and an alarm system. The property has a good range of in built storage space.

The current owners have carried out recent improvements with the property in fresh decorative order and new flooring to some rooms.

Outside there is a large detached garage measuring 19'6 x 11'8 (6.0m x 3.6m). It has a light and power supply and is recently re-roofed. There are two garden sheds which are included in the sale and they are also recently re-roofed. The rear of the house is finished in mono-block providing an attractive patio area. The front and side feature level lawned areas with colourful shrub beds. There is an extensive chipped driveway providing off street parking for multiple cars.

Viewing is essential to appreciate this lovely setting and most attractive home.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band D.

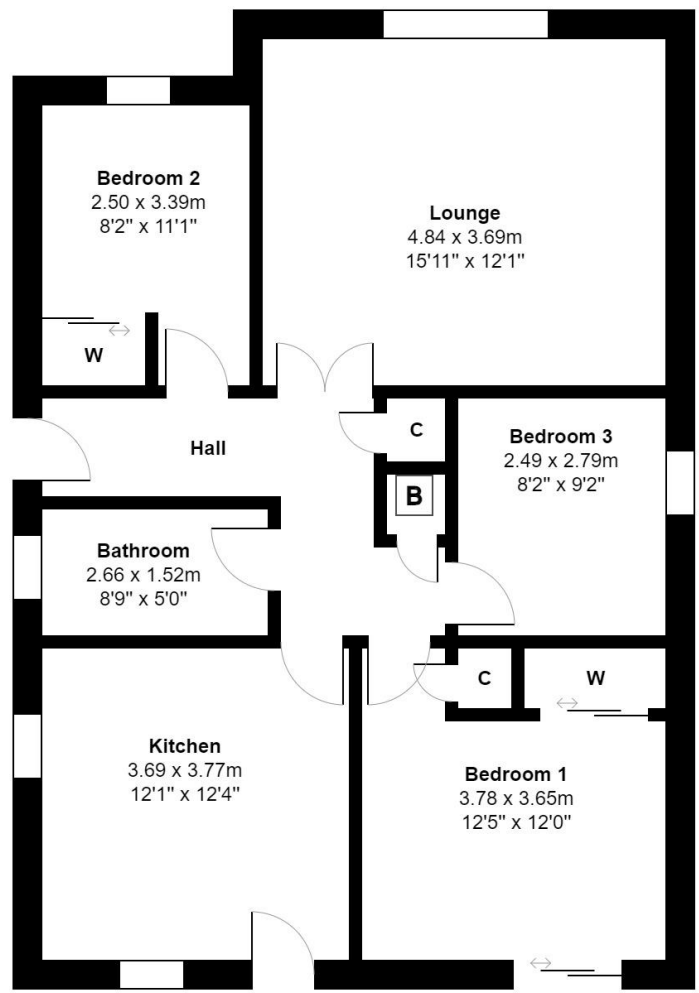
ENERGY RATING The property is rated as C (72).

Brochure prepared June 2024.

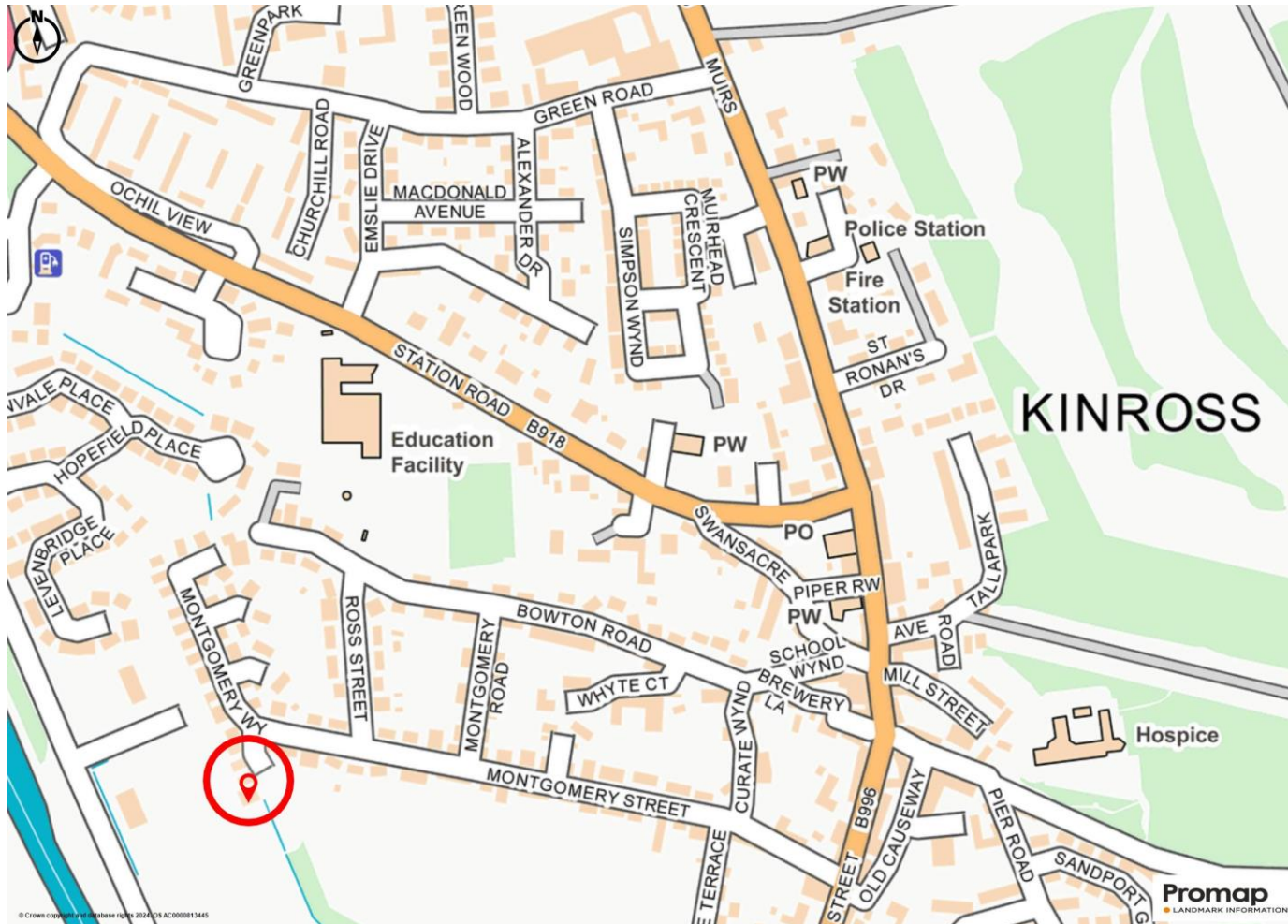








3, Montgomery Way,
Kinross,
KY13 8FD.
(Not to scale).



PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

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