



25, Drumeuther Way, Kinross, KY13 8RH.

A luxury 3 bedroom detached home with south facing rear gardens. Offers over £255,000.





Particulars of Sale

25, Drumeuther Way, Kinross, KY13 8RH.

A luxury 3 bedroom detached villa enjoying a lovely position with south facing rear gardens and walking distance to Kinross High School.

Offers over £255,000.

PARTICULARS OF SALE

SITUATION

Kinross offers amenities including primary and secondary schooling of excellent repute which are within easy walking distance, supermarkets, shops for everyday requirements, Post Office, churches, local bus services, sports clubs, health care facilities and attractive walks around Loch Leven and in the surrounding countryside.

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 and recreational amenities.

Edinburgh offers superb amenities including shopping, leisure and cultural facilities as well as an airport. There is a park and ride express bus service beside Sainsbury's Supermarket in Kinross providing fast travel to Edinburgh and Perth.



DESCRIPTION

An excellent family home is offered by this attractive 3 bedroom detached villa. The property enjoys a prime residential position with enclosed rear gardens which are south facing.

The property is perfect for family buyers with a bright and an attractive three bedroom design. The accommodation includes a reception hall, a WC, a spacious lounge, a fitted kitchen with in built oven, hob & hood, an upper floor landing, 3 attractive bedrooms, a master en-suite shower room and a principal bathroom. There is a gas central heating system, double glazing and a good range of in built storage space.

Outside the property has a double width driveway providing good off street parking. It links to an integral single garage. The garage is lined and measures 16'6 (5.07m) x 7'8 (2.40m). It has a light and power supply. The rear gardens are fully enclosed and private.

The property is ideally placed for schooling, sports clubs and shops which are all within walking distance. Viewing is recommended.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.
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.

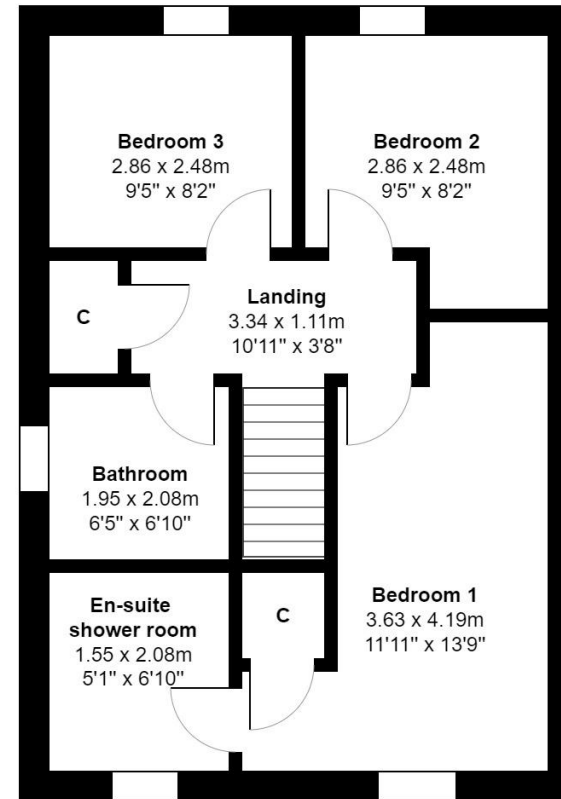
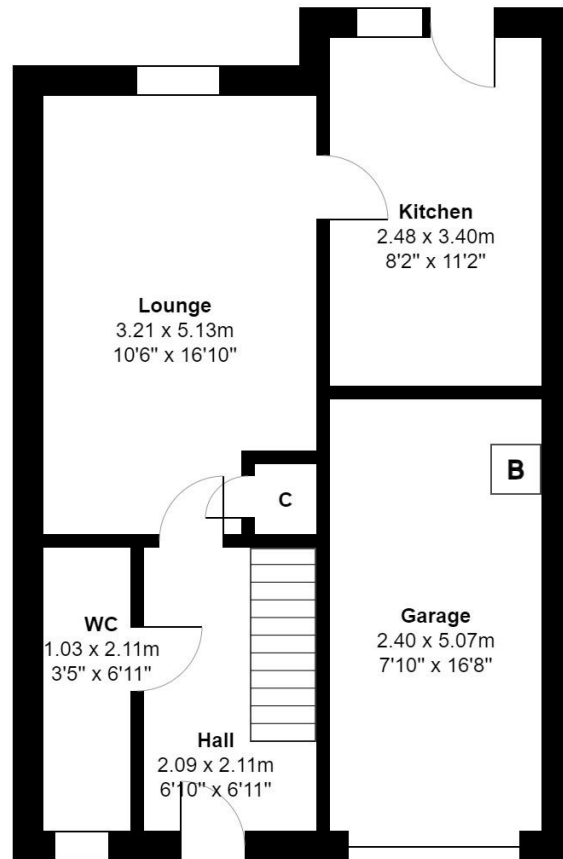
ENERGY RATING The property is rated as C (80).

Particulars prepared June 2024.





25, Drumeuther Way,
Kinross,
KY13 8RH.
(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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