

**J & G  
WILSON**

49, Montgomery Street, Kinross, KY13 8EB.

A lovely 3 bedroom period home with south facing gardens. Offers over £318,000.







## Particulars of Sale

**49, Montgomery Street, Kinross, KY13 8EB.**

**A character 3 bedroom terraced home with south facing gardens, private parking and a garage. All within easy walking distance of schools and amenities.**

**Offers over £318,000.**

---

### **PARTICULARS OF SALE**

---

#### **SITUATION**

Kinross offers amenities including nursery, primary and secondary schooling of excellent repute all within walking distance, supermarkets, shops for everyday requirements, Post Office, churches, local bus services, park and ride facilities 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

A charming family home in excellent condition beside Myre Park. The property has lovely enclosed south facing rear gardens, a single garage, private parking and street parking to the front.

The design on offer includes a vestibule, a reception hall, a character lounge with a fireplace which is open plan to the dining room and a recently fitted kitchen. The open plan living space is a most attractive feature. The property features a shower room and bedroom on the lower floor as well as 2 bedrooms and a principal bathroom with a separate shower on the upper floor. There is a large floored attic with Ramsay ladder, a gas central heating system and double glazing. The property has a good range of in built storage space.

The current owners have carried out a range of excellent improvements including fitting a new kitchen, installing a new shower room and a new bathroom, re-roofing of the property in Spanish slate and fresh decorative finishes throughout.

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

---

## GENERAL INFORMATION

---

**VIEWING** Please telephone J & G Wilson on 01577 862302 or email [contact@jgwilson.co.uk](mailto: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](mailto:contact@jgwilson.co.uk)

**COUNCIL TAX** The property is Band D.

**ENERGY RATING** The property is rated as D (66).

Brochure prepared June 2024.











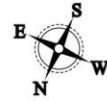
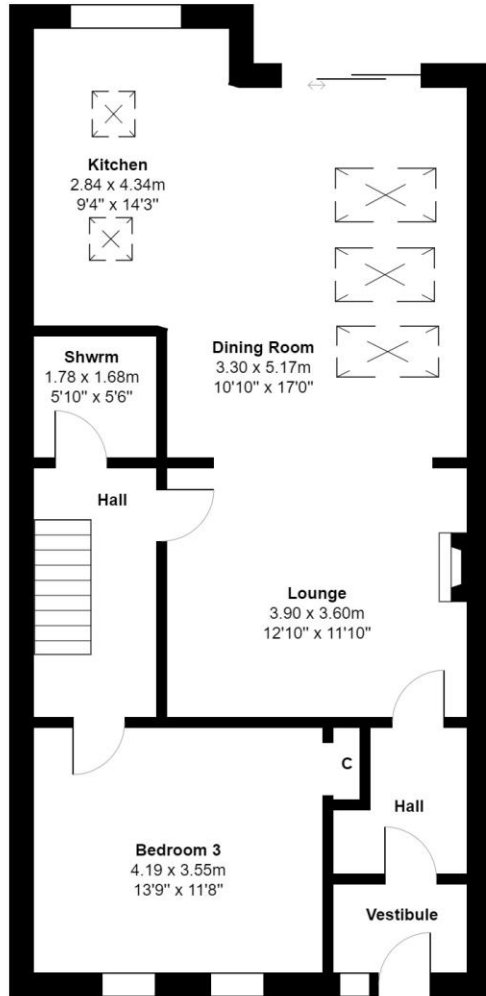




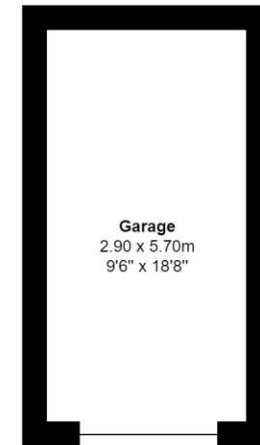
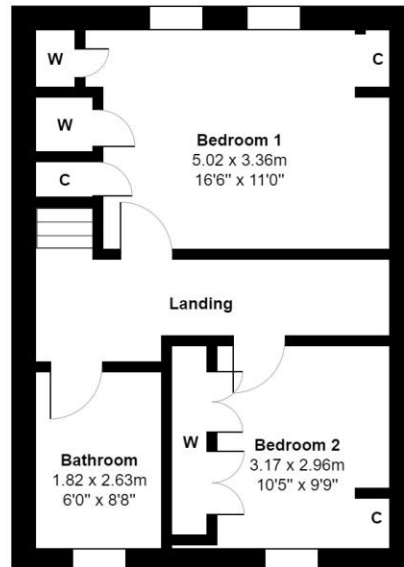




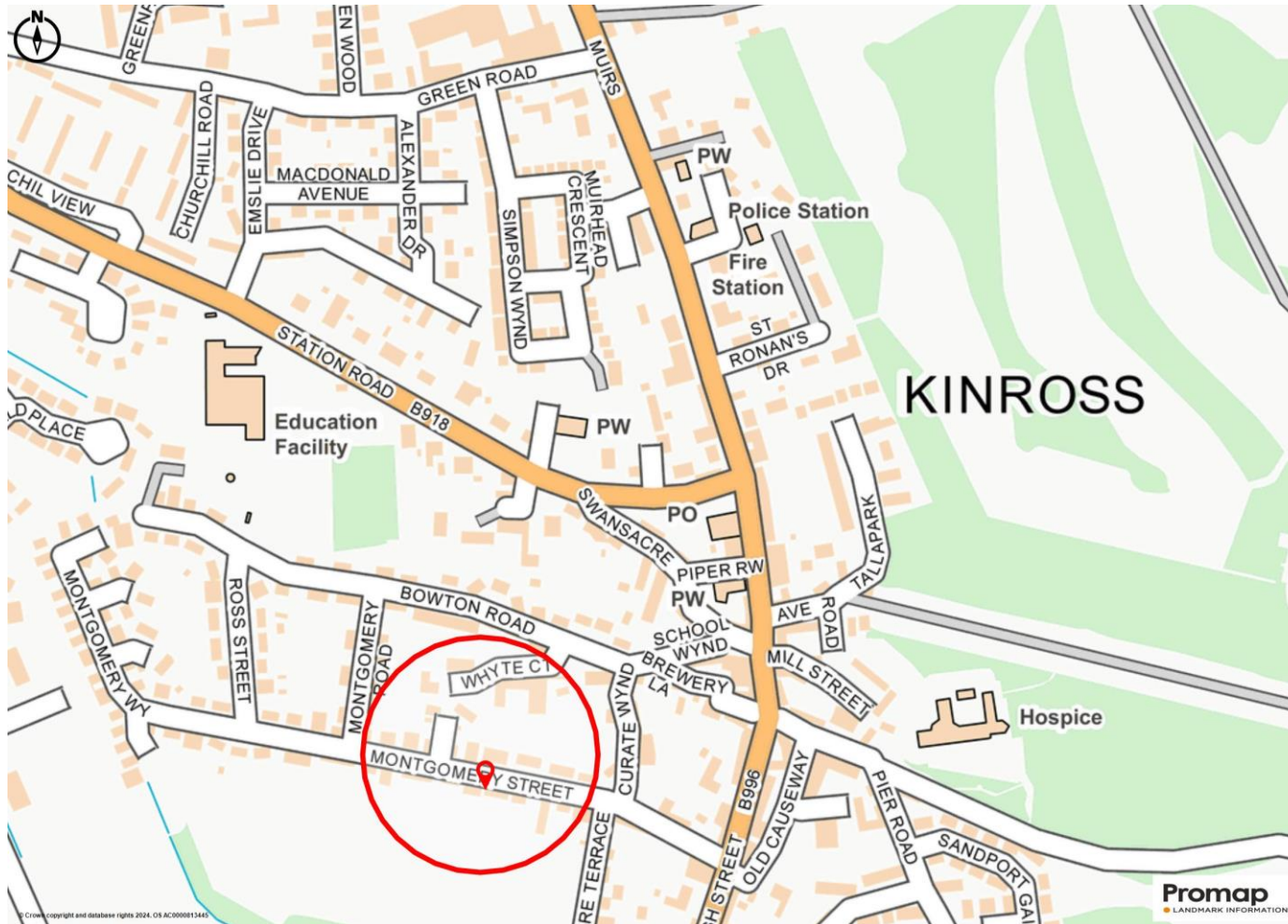




49, Montgomery Street,  
Kinross,  
KY13 8EB.  
(Not to scale).







### 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

J & G Wilson  
18 High Street  
Kinross  
KY13 8AN

T: 01577 862302  
E: [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)  
[www.jgwilson.co.uk](http://www.jgwilson.co.uk)