



1, Nan Walker Wynd, Kinross, KY13 8FF.

A 3 bedroom detached home in a sought after central cul-de-sac. Offers over £269,000.







## Particulars of Sale

**1, Nan Walker Wynd, Kinross, KY13 8FF.**

**A luxury 3 bedroom detached villa enjoying an attractive corner plot within easy walking distance of schools and amenities.**

**Offers over £269,000.**

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### **PARTICULARS OF SALE**

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#### **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.



## DESCRIPTION

An excellent home is offered by this attractive 3 bedroom detached villa. The property enjoys a lovely corner plot in this sought after cul-de-sac setting.

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 character lounge with bay window, a fitted breakfasting kitchen with in built oven, hob & hood, a utility room, 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, an alarm system and a good range of in built storage space.

Outside the property has a mono block driveway providing good off street parking. It links to an integral single garage. The garage is lined and measures \* (\*m) x \* (\*m). 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.

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## GENERAL INFORMATION

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**VIEWING** Please telephone J & G Wilson on 01577 862302.  
[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 E.

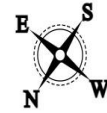
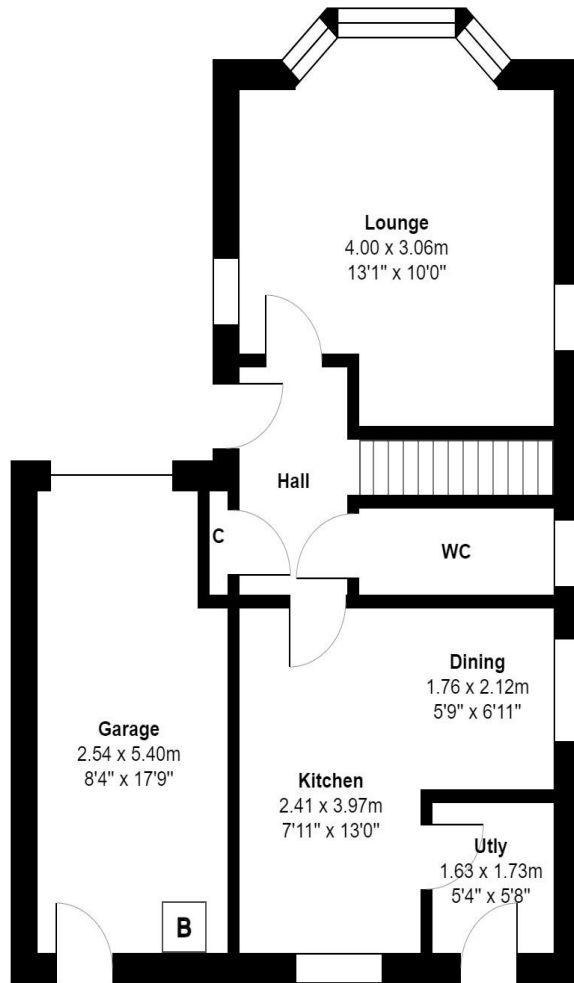
**ENERGY RATING** The property is rated as C (77).

Particulars prepared July 2024.

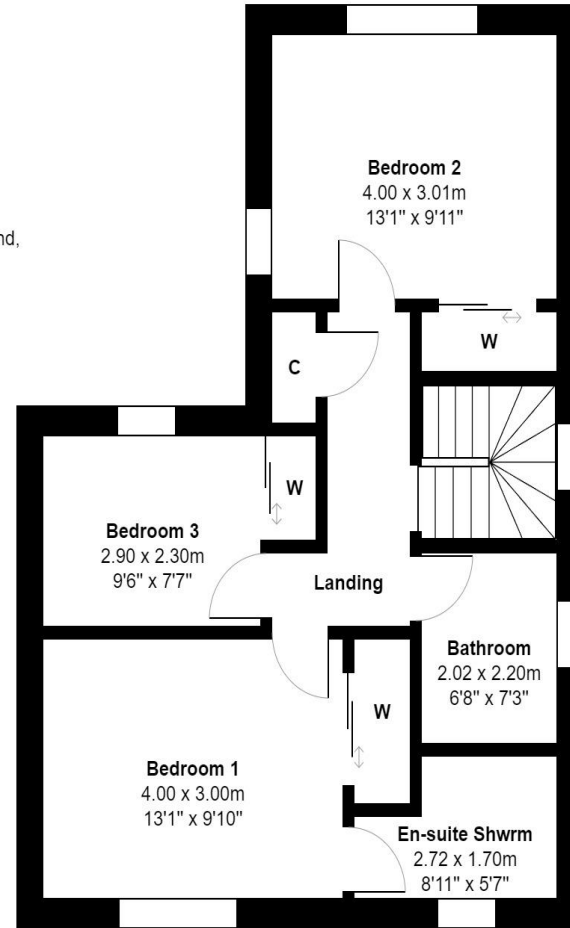








1, Nan Walker Wynd,  
Kinross,  
KY13 8FF.  
(Not to scale).







### 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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