



22, Sir Alan Smith Gardens, Kinross, KY13 8GR.

A luxury detached home in a lovely central setting. Offers over £350,000.





Particulars of Sale

22, Sir Alan Smith Gardens, Kinross, KY13 8GR.

A well appointed detached home for over 55s set within walking distance of all amenities.

Offers over £350,000.

PARTICULARS OF SALE

SITUATION

Kinross offers amenities including shops for everyday requirements, Post Office, churches, local bus services, park and ride facilities at Sainsbury supermarket with regular express bus service to Perth, Halbeath (Dunfermline) and Edinburgh, sports clubs (golf clubs, bowling club, tennis club and curling club), 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, golf courses and recreational amenities.

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



DESCRIPTION

A lovely detached villa for over 55s built in 2023 featuring enclosed private gardens and a side driveway.

The property offers a reception hall (2 storage cupboards), a spacious lounge open plan to the dining room and the fitted kitchen with integrated appliances, 3 bedrooms (1 downstairs) and 2 shower rooms (1 downstairs). There is a good range of in-built storage space, an electric heating system and double glazing. The property is in move in condition.

The furnishings in the property are available to purchase by separate negotiation.

The development has a resident`s building which is used for monthly coffee mornings, pilates classes and bridge nights. It also has a guest suite which can be rented by friends or family member of residents.

Viewing is strongly recommended.

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 E.

ENERGY RATING The property is rated as C (79).

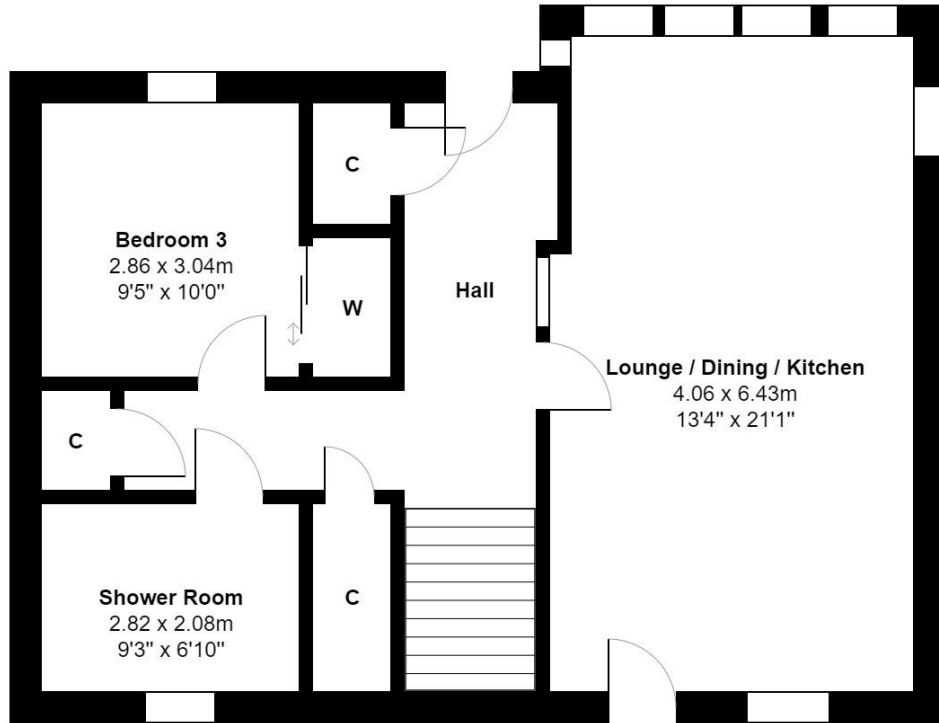
PHOTOVOLTAIC ROOF PANELS The property has 3 photovoltaic roof panels.

Brochure prepared July 2024.

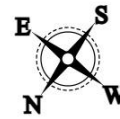
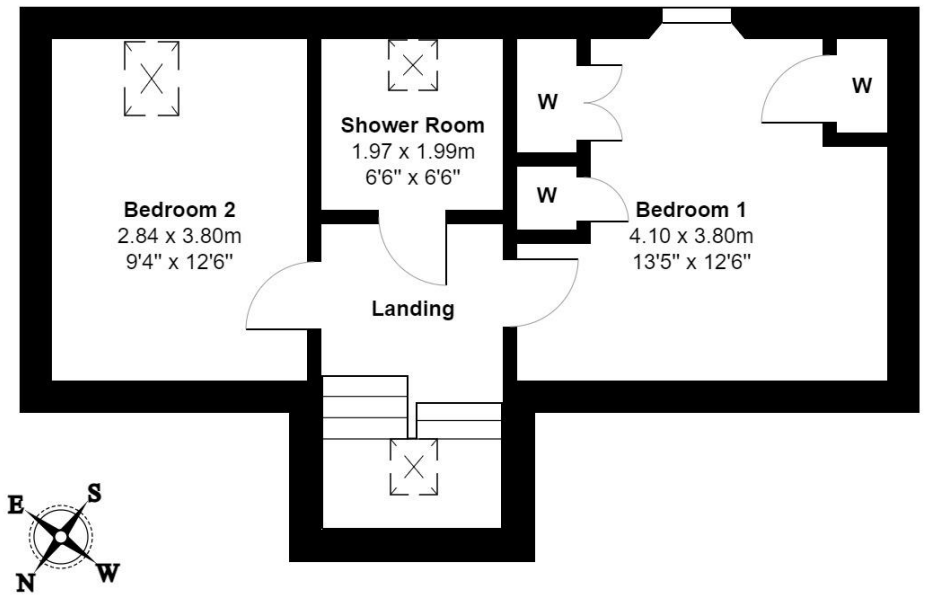


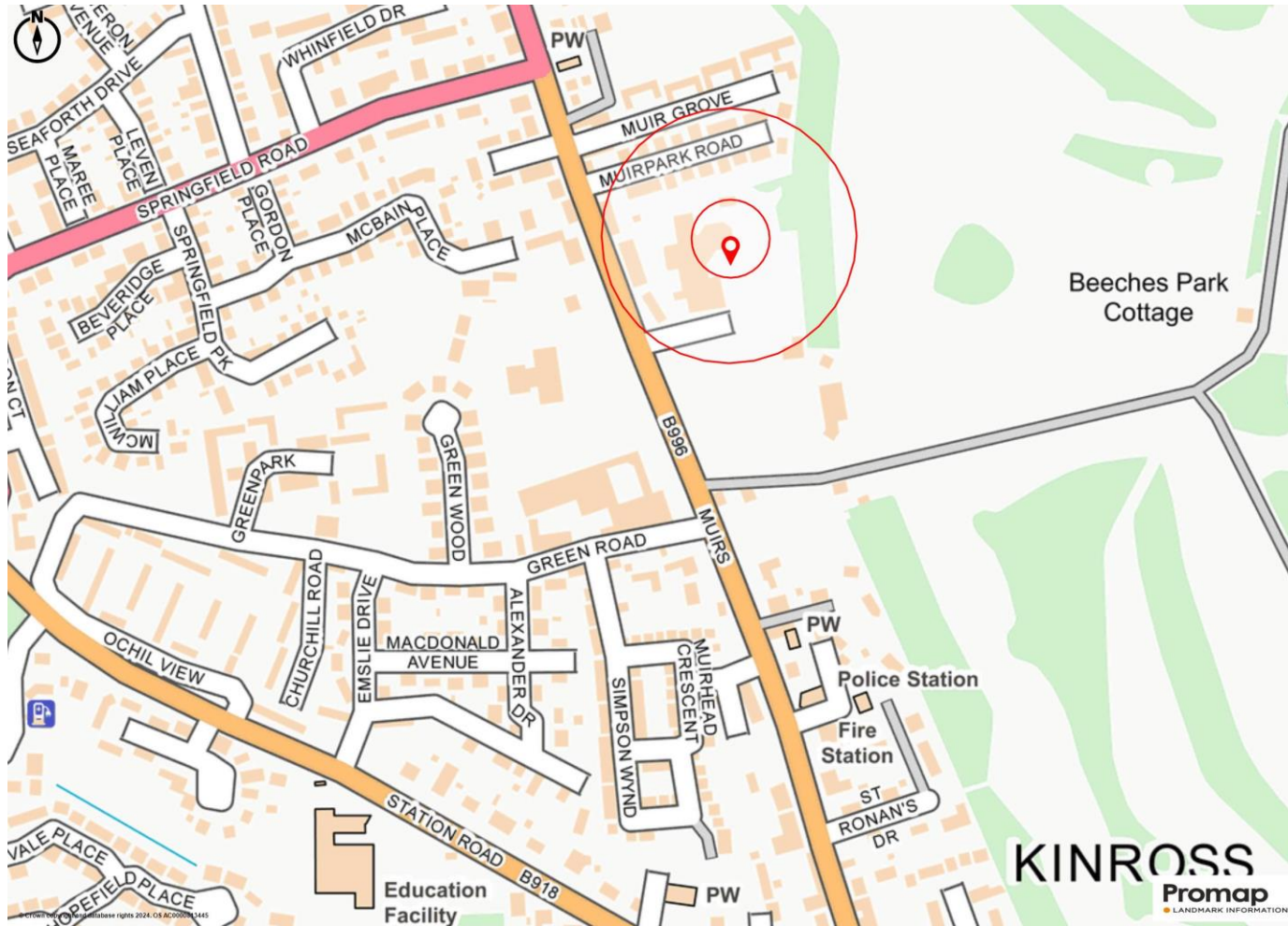






22, Alan Smith Gardens,
Kinross,
KY13 8GR.
(Not to scale).





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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