



19, Latch Dubh Lane, Kinross, KY13 8GQ.

A luxury detached 4 bedroom home with open views. Offers over £335,000.





Particulars of Sale

19, Latch Dubh Lane, Kinross, KY13 8GQ.

A luxury 4 bedroom detached villa enjoying an attractive corner plot with south facing rear gardens and easy walking distance to schools.

Offers over £335,000.

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.



DESCRIPTION

An excellent home is offered by this attractive 4 bedroom detached villa. The property enjoys a lovely corner plot and open views.

The property is perfect for family buyers with a bright and an attractive four bedroom design. The accommodation includes a reception hall, a lounge open plan to a dining room / fitted kitchen, a sun lounge, a utility room, a WC, an upper floor landing, 4 bedrooms, 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 mono block driveway providing good off street parking. It links to an integral single garage. The rear gardens are fully enclosed, south facing and private.

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

GENERAL INFORMATION

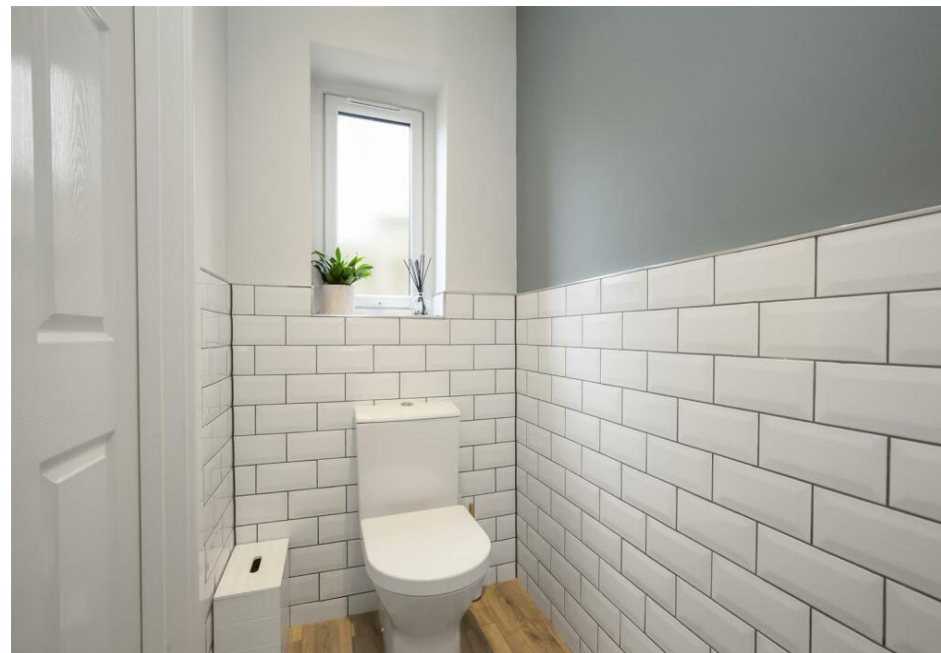
VIEWING Please telephone J & G Wilson on 01577 862302.
contact@jgwilson.co.uk

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 F.

ENERGY RATING The property is rated as B (82).

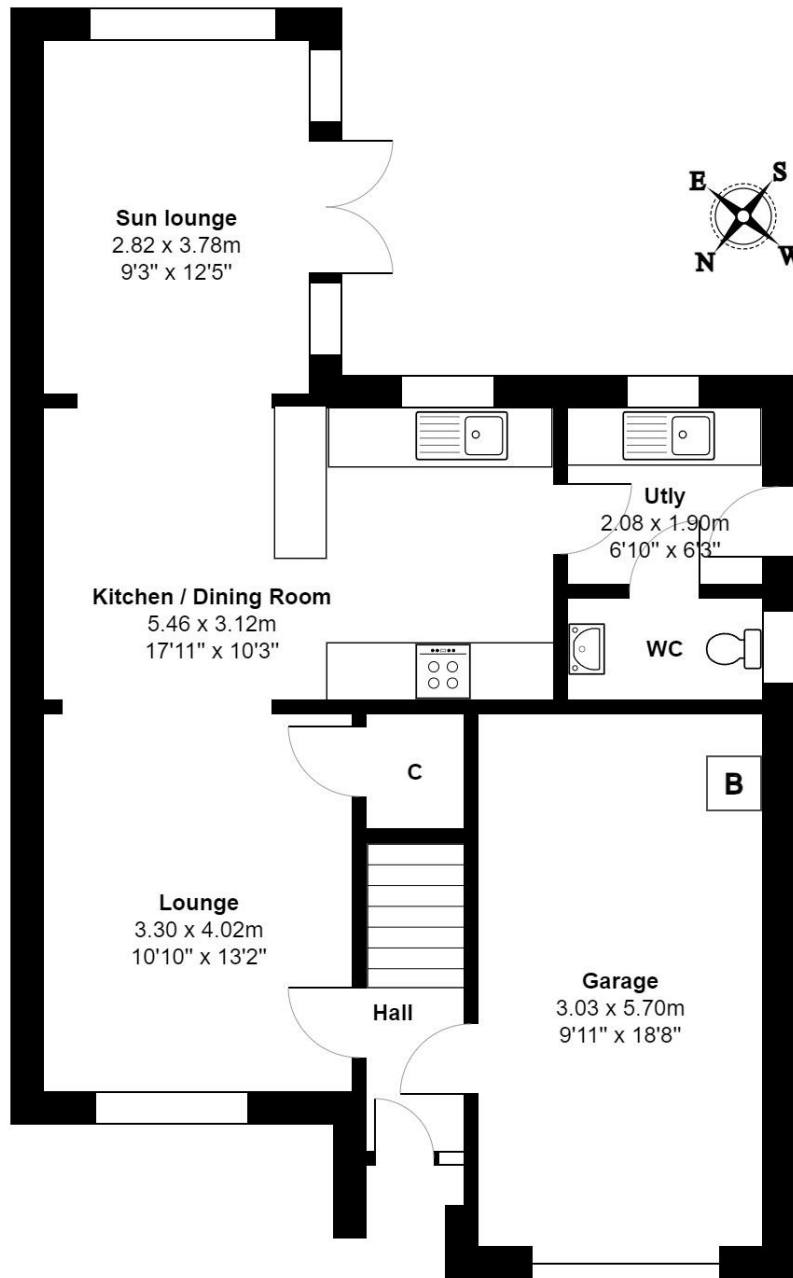
Particulars prepared July 2024.



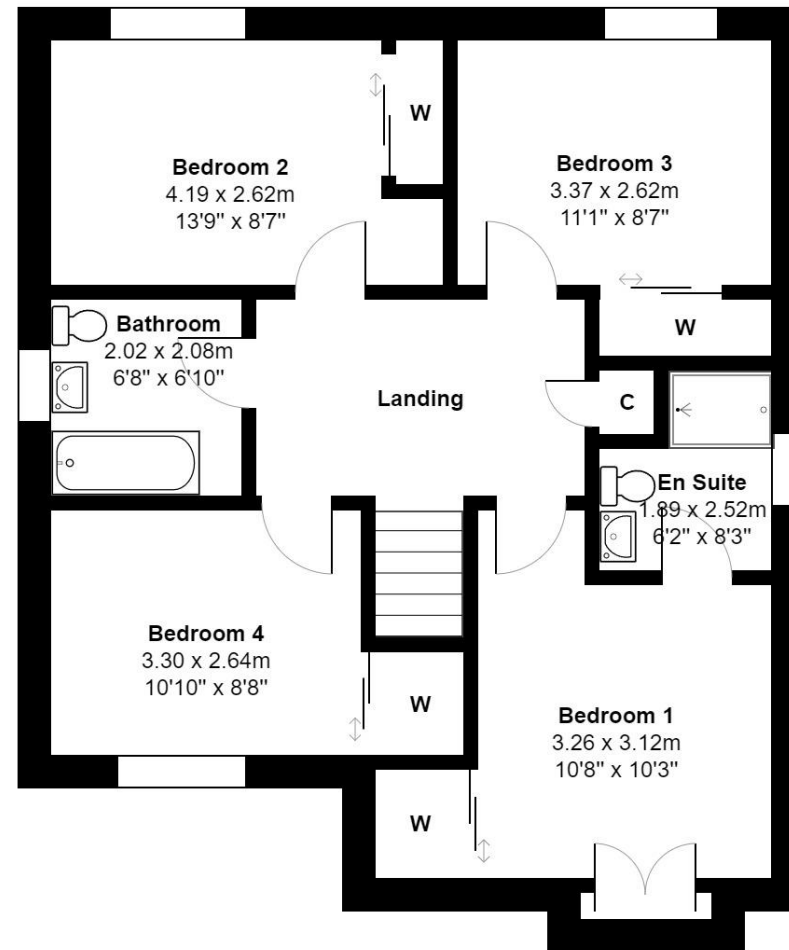








19, Latch Dubh Lane,
Kinross,
KY13 8GQ.
(Not to scale).





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
www.jgwilson.co.uk