

**J & G
WILSON**

19, Hatchbank Road, Gairneybank, near Kinross, KY13 9JY.

An immaculate 3 bedroom bungalow with south facing gardens. Offers over £285,000.





Particulars of Sale

Kinross 2 miles, Dunfermline 12 miles, Perth 22 miles, Stirling 23 miles, Edinburgh Airport 24 miles, Edinburgh City 27 miles, Dundee 41 miles & Glasgow 44 miles.

A quality 3 bedroom detached bungalow with south facing rear gardens and easy access to Kinross / the M90 motorway.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel south on the B996 to Gairneybank and turn right onto Hatchbank Road. From Edinburgh: Travel north on the M90 towards Kinross, exiting at Junction 5. Turn right at the top of the slip road and then turn left at the T junction onto the B996 towards Kinross. At Gairneybank, turn left onto Hatchbank Road. Follow the road and number 19 is on the left hand side.

SITUATION

The property enjoys a lovely setting within easy reach of Kinross and the M90 motorway network for commuter links. The school catchments are Kinross Primary School and Kinross High School. Both schools enjoy an excellent reputation. The surrounding area is perfect for dog walking, wildlife watching, hacking and walking.

Kinross is minutes away by car and offers supermarkets, shops for everyday requirements, Post Office, churches, local bus services, sports clubs and health care facilities. There are park and ride facilities beside Sainsbury's supermarket with regular express bus services to Perth, Dunfermline and Edinburgh. The nearby M90 allows quick commuting links to Perth, Dundee, Dunfermline and Edinburgh.

The extensive amenities of Dunfermline, Perth, Stirling and Dundee are easily accessible including 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 amenities as well as an easily accessible airport.







DESCRIPTION

An immaculate detached bungalow with south facing rear gardens and views to Benarty Hill. The property is spacious and versatile extending to 1,065 square feet (99.0 sq m). It is ideal for couples and families seeking a well maintained home.

The property features reception hall, a spacious lounge with a bow window, a separate dining room / 4th bedroom, a fitted breakfasting kitchen / appliances, utility room, 3 bedrooms, a master en-suite shower room and a bathroom. There is a gas fired central heating system, double glazing and a good range of in built storage space. There is an adjoining single garage with an electric door.

Outside the property has level gardens which are designed for easy maintenance. The front garden features a large area of artificial grass and a mono block driveway. The rear gardens are enclosed with a further artificial grass area, a paved patio and chipped areas.

Viewing is recommended.

GENERAL INFORMATION

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

COUNCIL TAX The property is Band E.

ENERGY RATING The property is rated as C (74).

Particulars prepared February 2025.

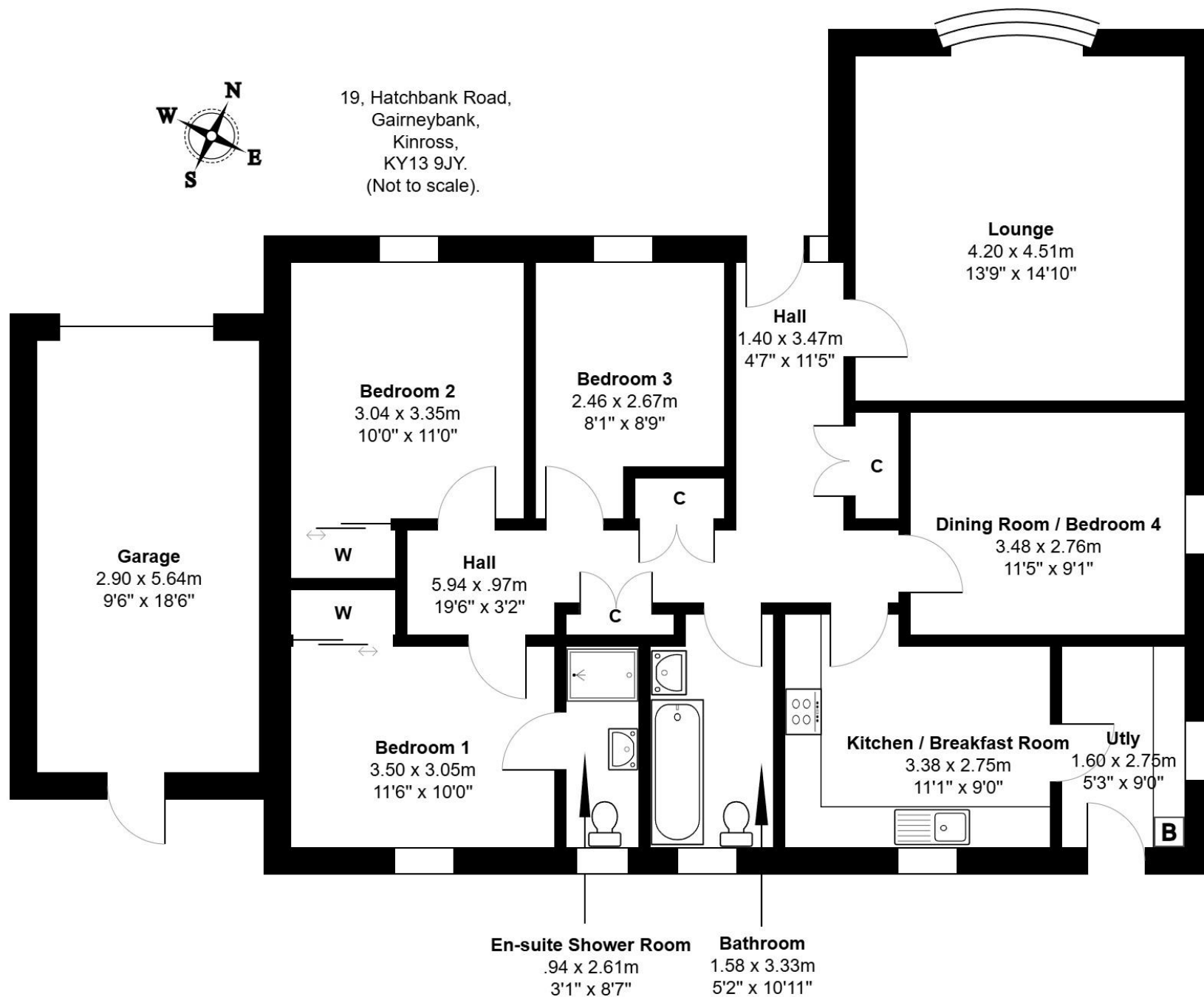








19, Hatchbank Road,
Gairneybank,
Kinross,
KY13 9JY.
(Not to scale).





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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