

**J & G  
WILSON**

**17, Green Wood, Kinross, KY13 8FG.**

**A spacious 4 bedroom detached bungalow in a prime corner plot. Offers over £395,000.**





## Particulars of Sale

**17, Green Wood, Kinross, KY13 8FG.**

**A luxury 4 bedroom detached bungalow within walking distance of schools, sports clubs and amenities.**

**Offers over £395,000.**

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### PARTICULARS OF SALE

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#### SITUATION

Kinross offers amenities including nursery, primary and secondary schooling of excellent repute, supermarkets, shops for everyday requirements, Post Office, churches, local bus services, park and ride facilities with a 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 and recreational amenities.

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



## DESCRIPTION

A lovely 4 bedroom detached bungalow which enjoys south and west facing rear gardens and a sought after cul-de-sac position.

The property overall measures 1,528 square feet / (142.0 sq m) and is formed fully over one floor apart from the conservatory which is one step down. The access via the front door is suitable for a wheelchair and the door widths will also accommodate a wheelchair. The only room not wheelchair accessible is the conservatory.

The accommodation includes a vestibule with a storage cupboard, a reception hall, a spacious lounge with a bay window, a large dining room with patio doors, a conservatory, a large fitted kitchen / integrated appliances, 4 excellent bedrooms, a master en-suite shower room and a principal bathroom. The property features a gas central heating system and double glazing. There is a large single garage with an electric door and a mono block driveway.

Outside the property has rear gardens which are mainly in grass with shrub bed borders. The front and side gardens are enclosed and also mainly in grass with shrub bed borders.

Viewing is recommended to appreciate this excellent home and its quality setting.

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## GENERAL INFORMATION

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**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 G.

**ENERGY RATING** The property is rated as C (72).

Brochure prepared February 2025.







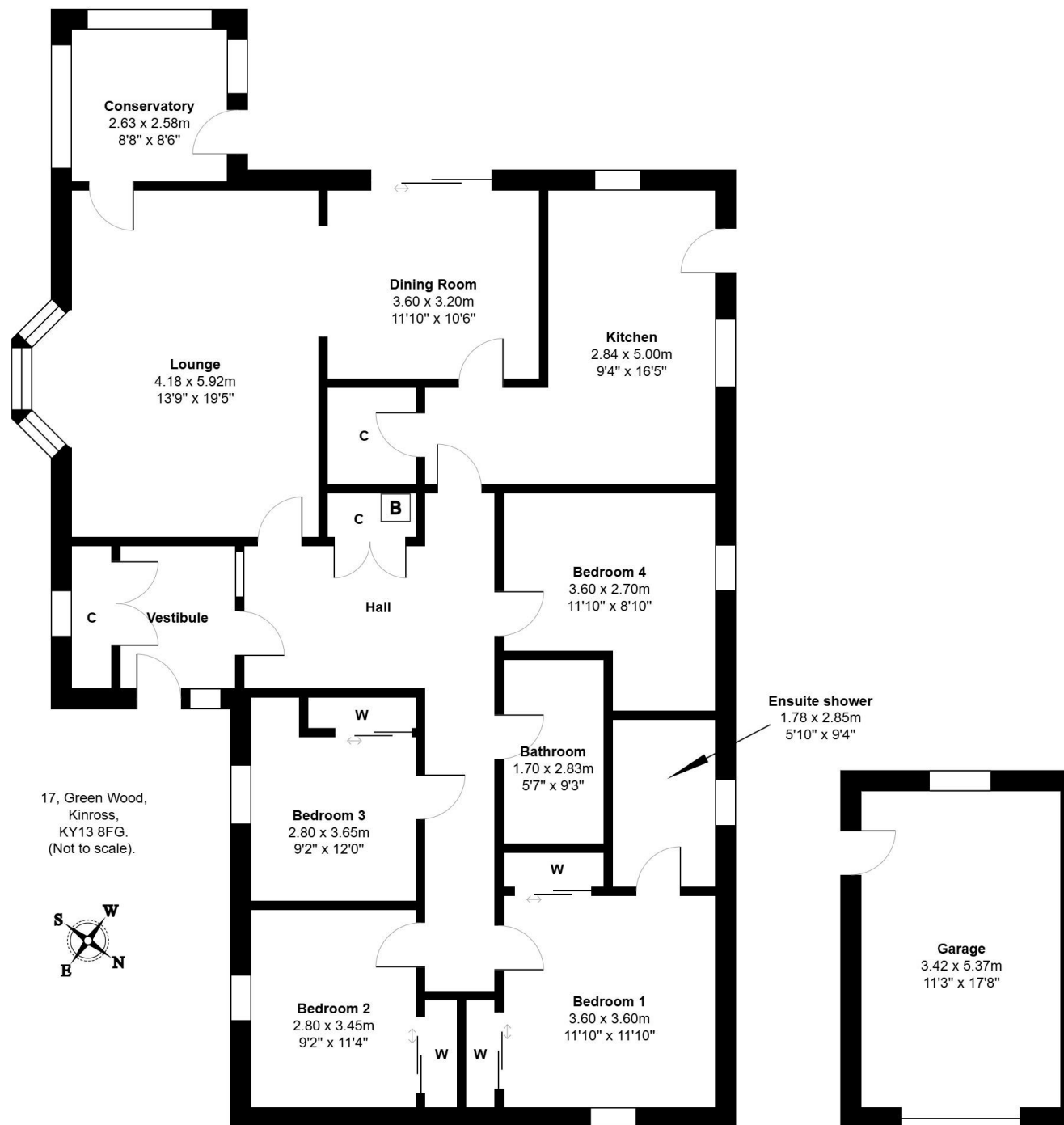


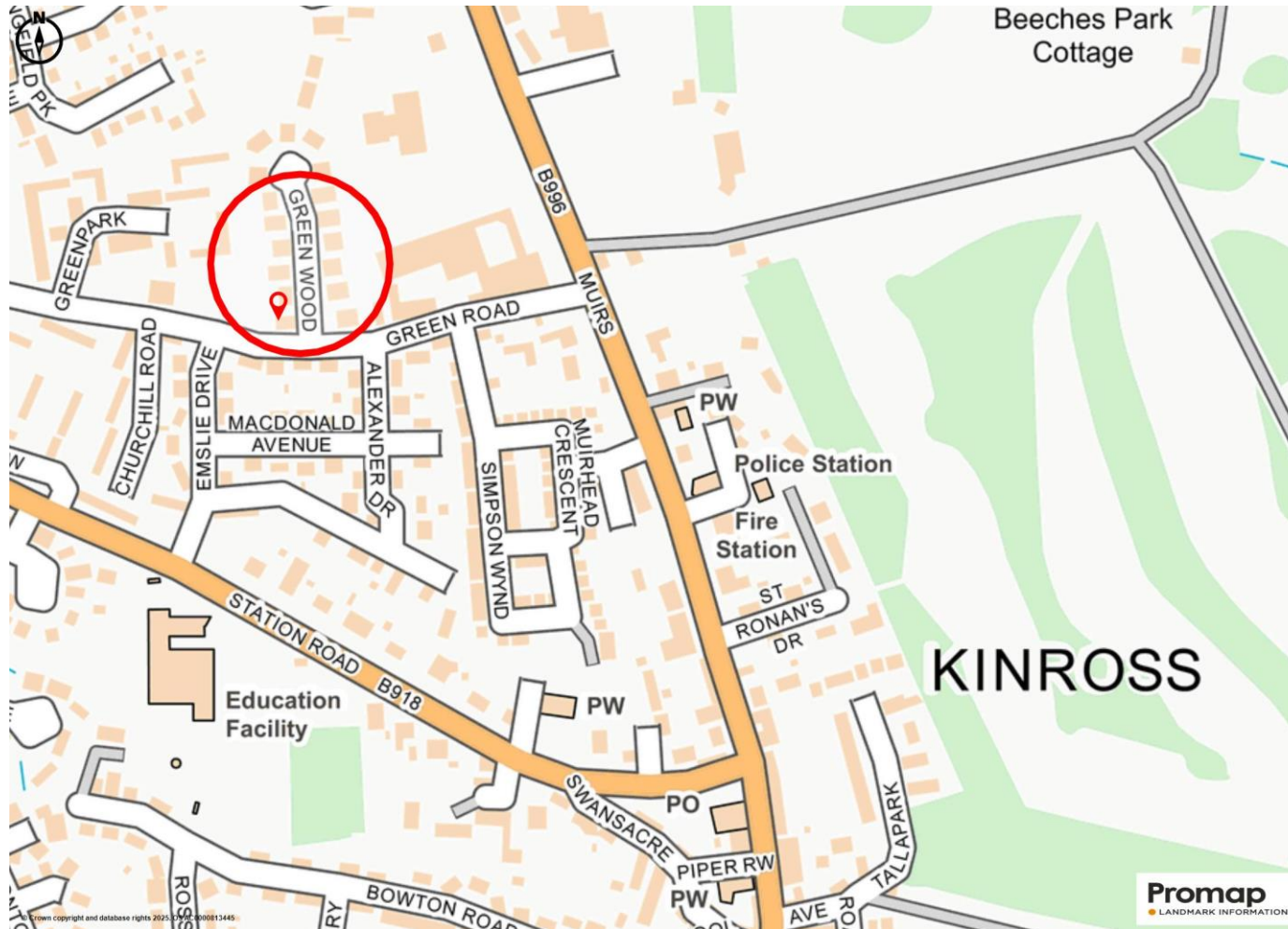












#### PARTICULARS AND MISREPRESENTATION

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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