

**J & G
WILSON**

4, Gamekeepers Court Kinnesswood, Kinross, KY13 9LZ.

A lovely 2 bedroom detached bungalow with a rear conservatory. Offers over £235,000.



Particulars of Sale

Milnathort 4 miles, Kinross 5 miles, Dunfermline 16 miles,

Perth 19 miles, Dundee 30 miles & Edinburgh 34 miles.

A lovely detached bungalow with a rear conservatory and a prime corner plot.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along the Muirs towards Milnathort. Turn right at Kinross High School onto the A911. Follow the road and at the T junction turn right. The road leads to Wester Balgedie. Travel past Loch Leven's Larder and straight ahead at Balgedie Toll. Follow the road leading into Kinnesswood and turn first left into Gamekeepers Road and then turn first right into Gamekeepers Court. Number 4 is on the left hand side.

SITUATION

Kinnesswood is a sought after residential village with its own well regarded primary school, a village shop and a garage. The surrounding area is perfect for dog walking with excellent paths around Loch Leven, rural walks, bird watching, golfing at Bishopshire Golf Club and there is a gliding club at nearby Portmoak.

Kinross offers secondary schooling of excellent repute, 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 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 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 airport.





DESCRIPTION

A quality detached bungalow enjoying a corner plot in a prime cul-de-sac setting.

The accommodation includes a reception hall, a lounge with patio doors, a rear sun lounge / conservatory, a fitted kitchen / appliances, 2 attractive bedrooms and a bathroom with shower. There is an oil fired central heating system, double glazing and good in built storage space.

Outside the property enjoys a lawned front garden with mature shrub beds. There are two driveway areas providing off street parking. At the side there is a chipped area with a garden shed. The rear gardens feature a lawned area, a rockery and a chipped area to the rear of the garage. The single garage has a rear window and door as well as light and power.

Viewing is strongly recommended.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

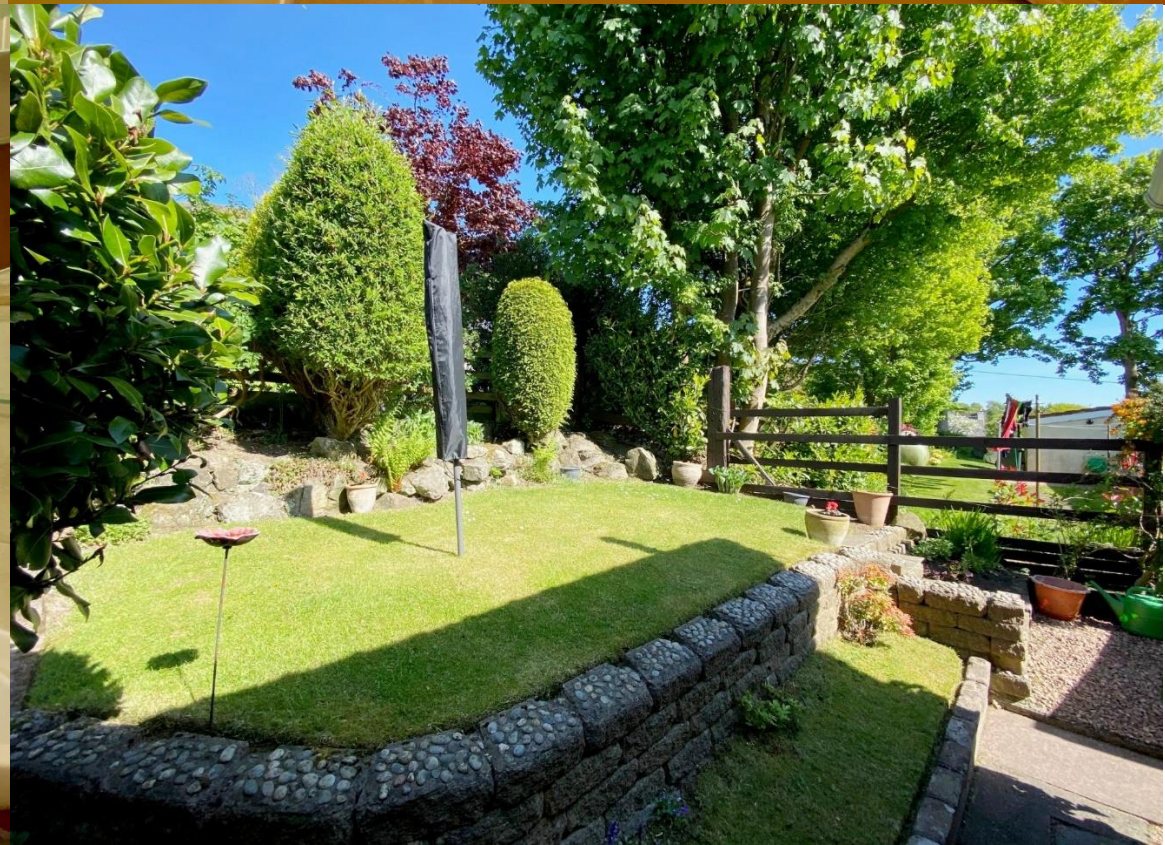
SELLING YOUR OWN HOME J & G Wilson offer a free valuation service. If you would like an appointment to discuss your requirements please call Duncan Fergusson 01577 862302 / 07979 105615 or email d.fergusson@jgwilson.co.uk

COUNCIL TAX The property is Band D.

ENERGY RATING The property is rated as D (60).

Particulars prepared May 2025.

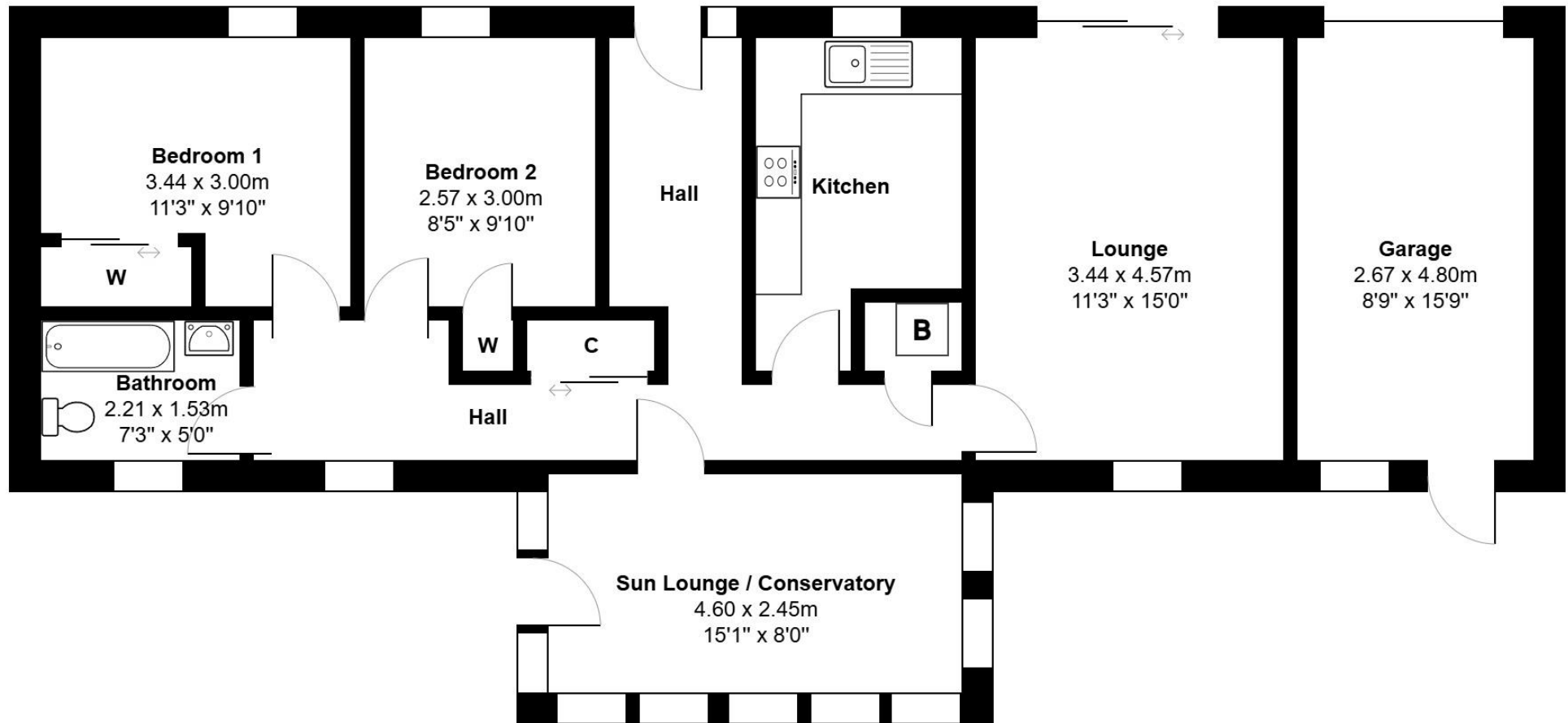








4, Gamekeepers Court,
Kinnesswood,
KY13 9LZ.
(Not to scale).





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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