



3, Ashfield, Carnbo, Kinross, KY13 0NX.

A luxury 4 bedroom family home in a residential village near Kinross. Offers over £435,000.









Particulars of Sale

M90 4.0 miles, Kinross 4.5 miles, Dunfermline 16 miles, Perth 18 miles, St Andrews 31 miles, Edinburgh 30 miles & Dundee 38 miles.

A lovely family home set in large enclosed gardens on the west side of Kinross.

Offers over £435,000.

PARTICULARS OF SALE

SITUATION

3 Ashfield enjoys a lovely semi rural setting yet is within easy driving distance of Kinross. The property lies in the catchment area for Fossoway Primary School in nearby Crook of Devon and the highly regarded Kinross High School. There are a good number of private schools within easy reach including Dollar Academy, Glenalmond and Strathallan.

Kinross offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline.

The extensive amenities of Dunfermline and Perth are accessible via the nearby M90 motorway 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 home set within large enclosed gardens on the west side of Kinross. The property was built in 2011 and offers a spacious and versatile design extending to 2,657 square feet (247 sq m).

The property offers a large reception hall, an impressive lounge with a bay window and a log burning stove, a sitting room with French doors to the rear gardens, a dining room with French doors, a family room with a bay window, a large fitted kitchen /appliances, a utility room ,a WC, an upper floor landing, 4 double bedrooms, master with dressing room and an en-suite shower room, 2nd bedroom with an en-suite bathroom and a family bathroom. There is a gas LPG central heating system, double glazing and a good range of in built storage space.

Outside the property has extensive gardens which are fully enclosed. The front gardens feature a large mono block driveway providing excellent parking for numerous cars. There is a spacious single garage and a large shed. There is a lawned area and a mature tree. The rear gardens are mainly in grass with an attractive decked area. The gardens are ideal for families.

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

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

COUNCIL TAX The property is Band G.

ENERGY RATING The property is rated as D (65).

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

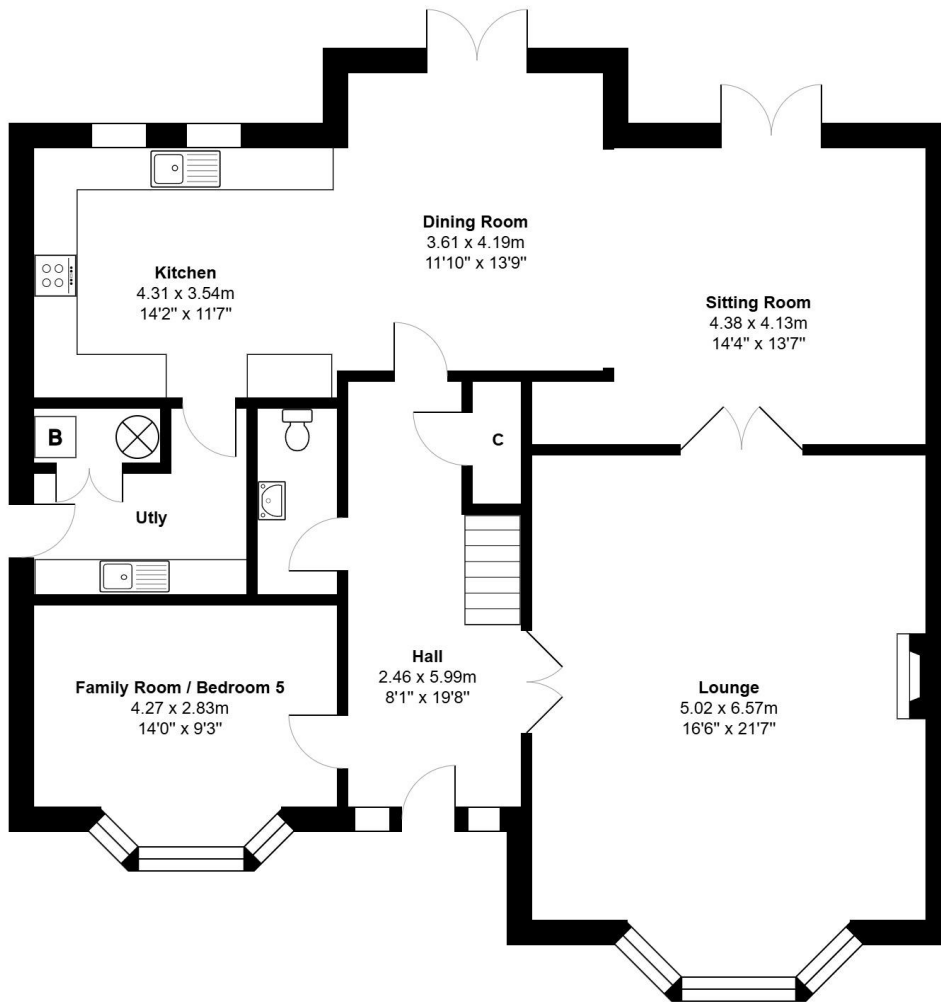
Particulars prepared May 2025.



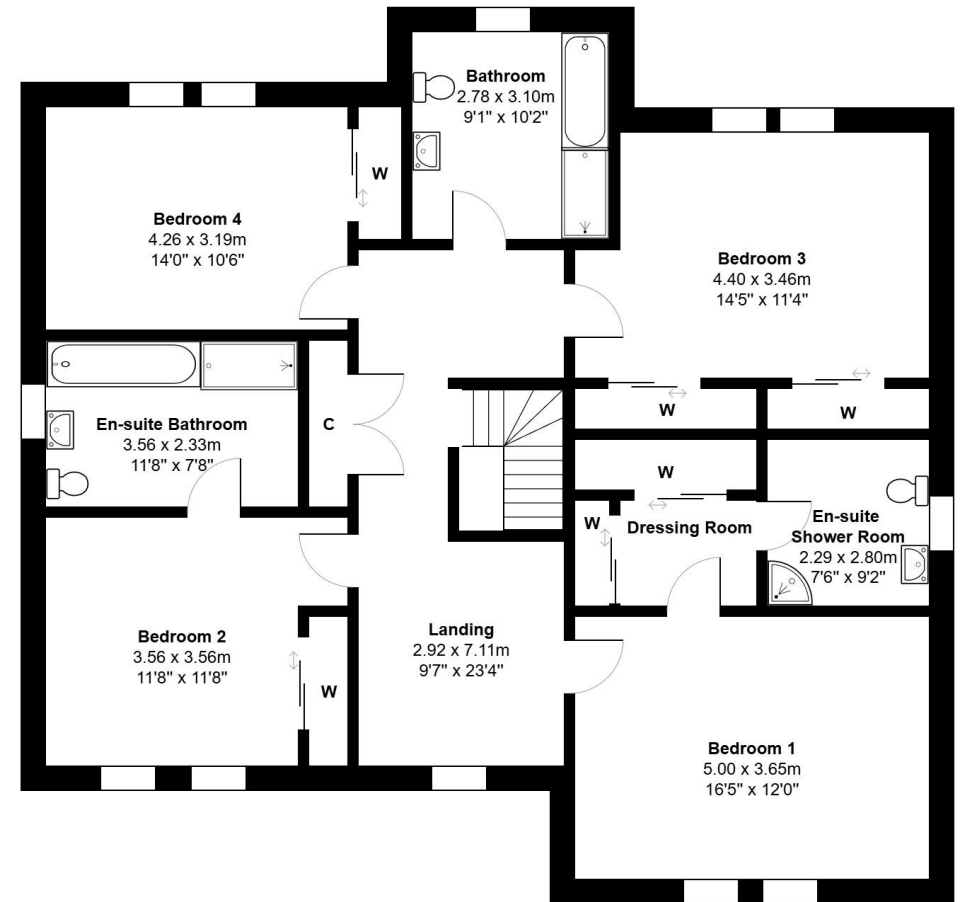


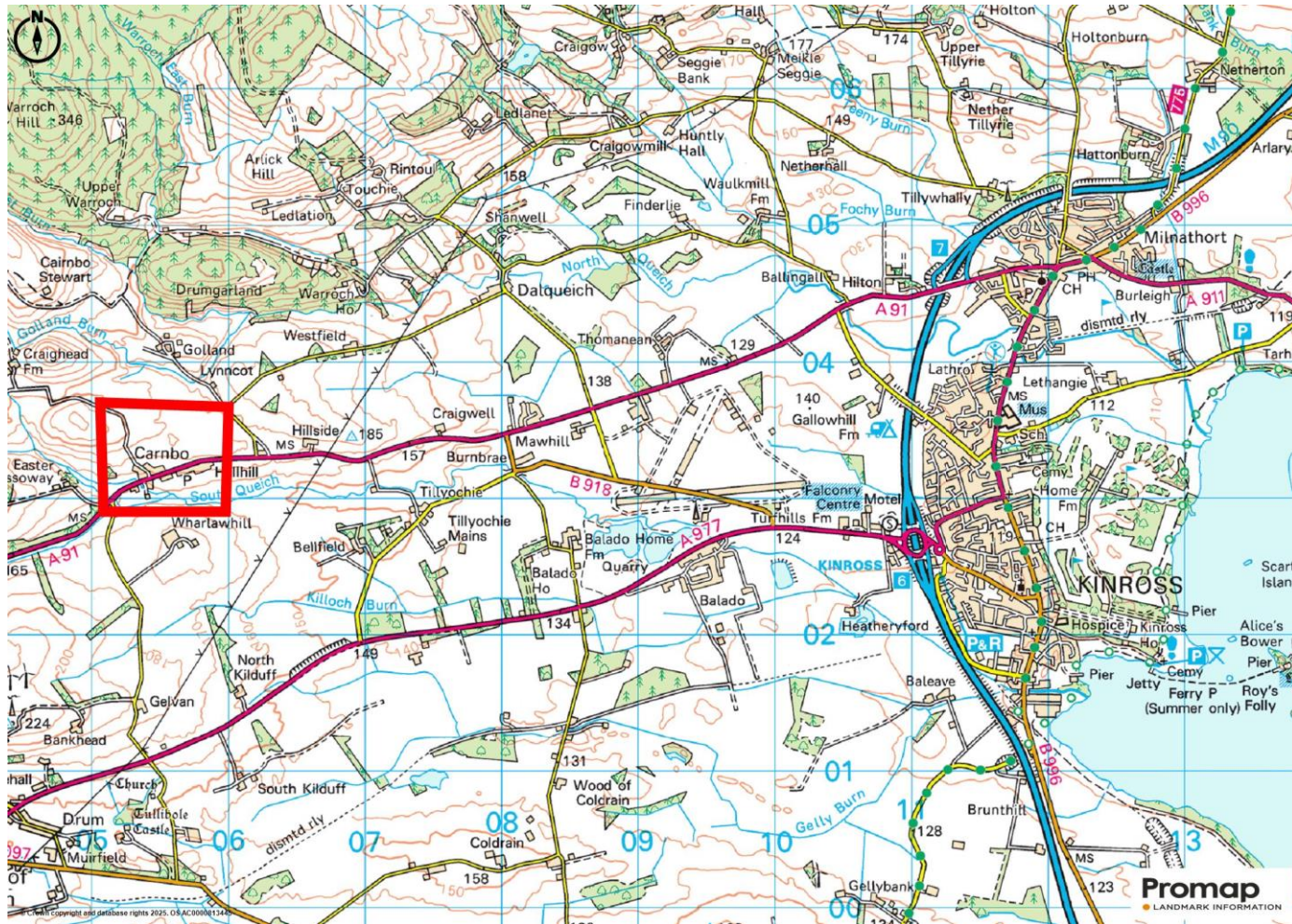






3, Ashfield,
Carnbo,
Kinross,
KY13 0NX.
(Not to scale).





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