

**J & G
WILSON**

17, Beveridge Place, Kinross, KY13 8QY.

A lovely 2 bedroom semi-detached villa with enclosed gardens. Offers over £178,000.





Particulars of Sale

17, Beveridge Place, Kinross, KY13 8QY.

A quality 2 bedroom semi-detached home which is in move in condition and has enclosed rear gardens. The original detached single garage has been converted to form a man cave / bar with store room to the rear.

Offers over £178,000.

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



DESCRIPTION

A lovely 2 bedroom semi-detached home with a side driveway and enclosed rear gardens. The original detached single garage has been converted to form a man cave / bar measuring 13'8 x 8'2. There is a store room beyond measuring 12'3 x 5'3. There is light / power and a broadband extension. The building is fully insulated and could be used as an office, summerhouse or annexe.

The property overall is perfect for couples and families featuring gas central heating system and double glazing. The design includes a hall, a spacious lounge with a feature staircase, a quality fitted kitchen with appliances, an upper floor landing, 2 double bedrooms and a bathroom with an above bath shower.

Outside the rear gardens are very private, low maintenance and fully enclosed. The front gardens provide excellent off street parking.

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

This attractive home is in immaculate condition and 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 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 C.

ENERGY RATING The property is rated as C (73).

Particulars prepared September 2024.

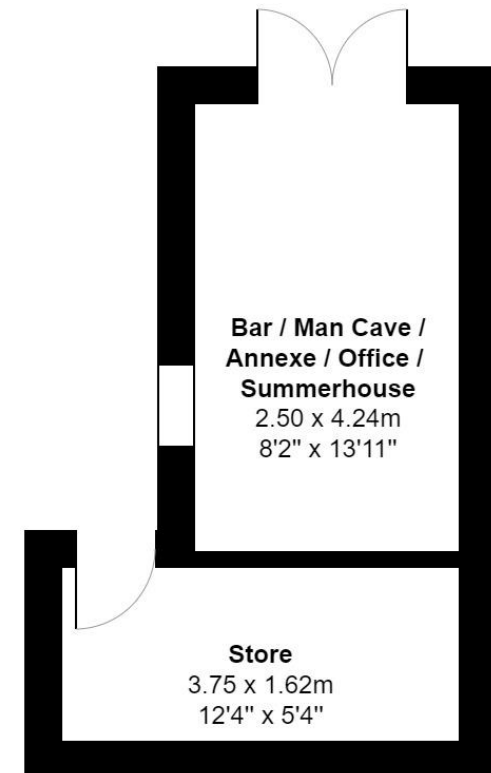
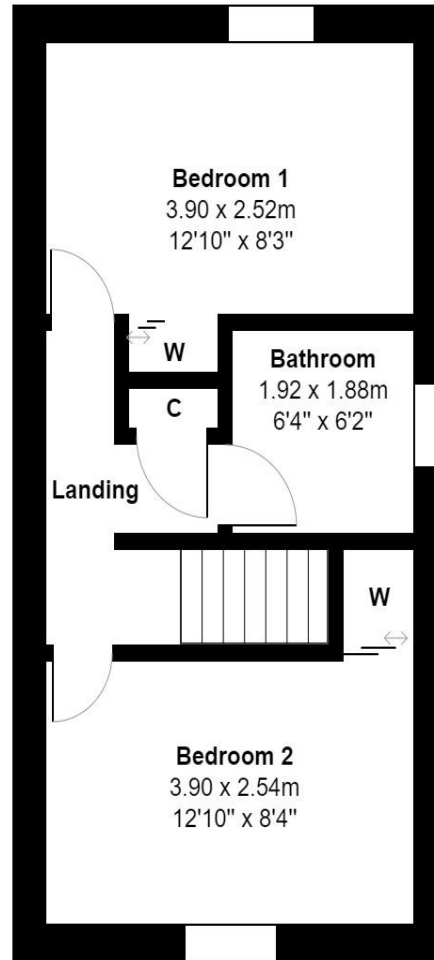
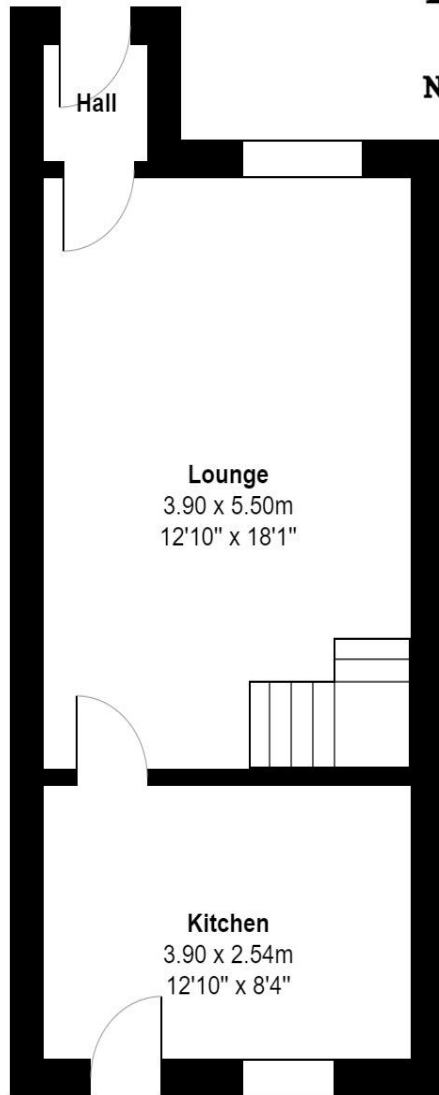


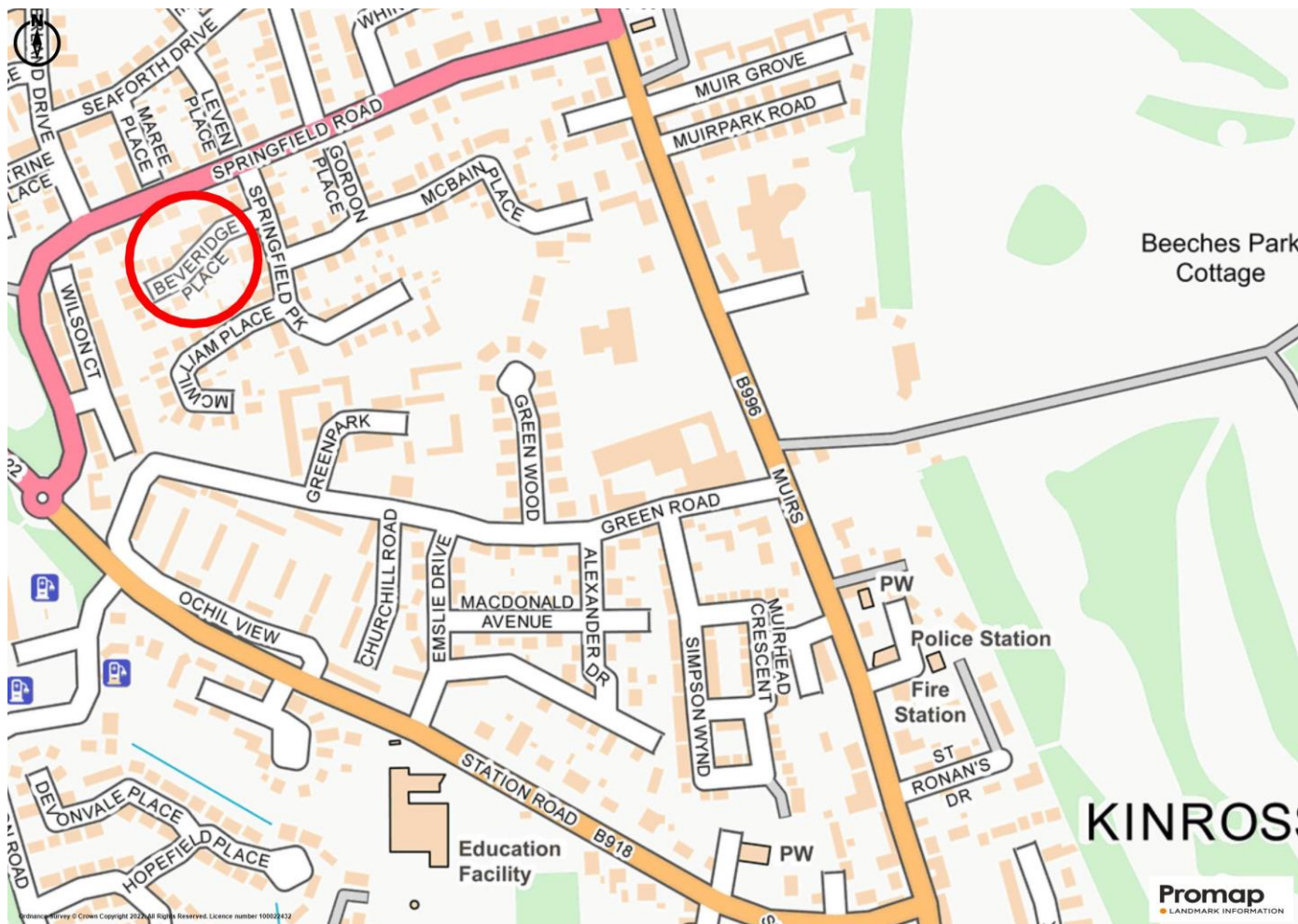






17, Beveridge Place,
Kinross, KY13 8QY.
(Not to scale).





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