

**J & G  
WILSON**

3, Sunnypark, Kinross, KY13 8BX.

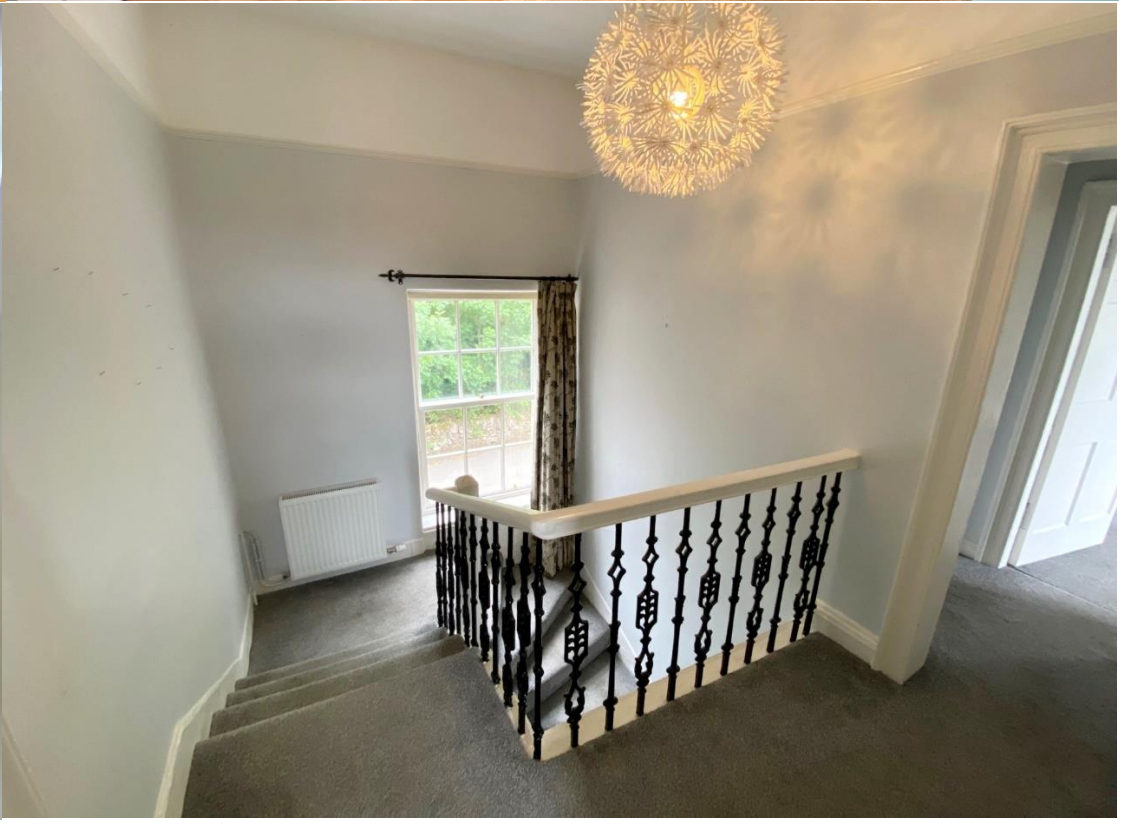
A character 2 bedroom upper flat with its own gardens. Offers over £175,000.











## Particulars of Sale

**3, Sunnypark, Kinross, KY13 8BX.**

**A bright and spacious 2 bedroom upper flat with its own gardens and summerhouse.**

**Offers over £175,000.**

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### PARTICULARS OF SALE

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#### SITUATION

Kinross offers amenities including nursery, primary and secondary schooling of excellent repute all within walking distance, supermarkets, shops for everyday requirements, Post Office, churches, local bus services, park and ride facilities with 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 within easy reach.

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

An attractive two bedroom upper flat of character which enjoys a sought after position near all amenities.

The property extends to 796 square feet (74 sq metres). It includes a reception hall with stairs to an upper floor landing, a spacious lounge, a fitted kitchen / appliances, 2 bedrooms and a bathroom with a 3 piece white suite and an above bath shower.

The specification includes gas central heating and double glazing.

Outside the property features low maintenance gardens to the front and a level garden in grass to the rear. There is a timber summerhouse in the rear gardens.

You can rent adjacent ground on Sunnypark from the Kinross Estate to create a parking space. There is no parking space at present.

Viewing is recommended.

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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 B.

**ENERGY RATING** The property is rated as D (67).

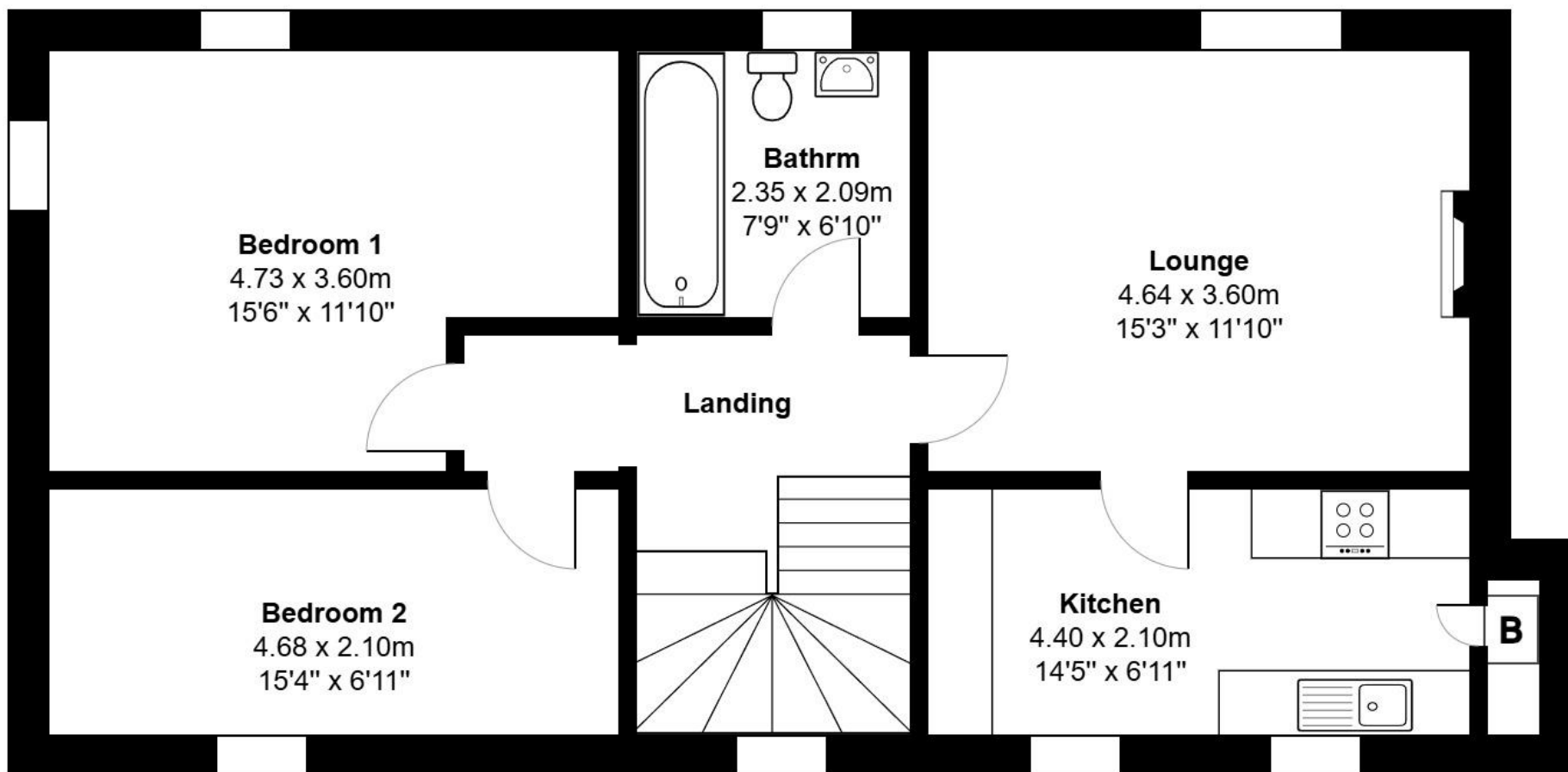
Particulars prepared July 2025.











3, Sunnypark,  
Kinross,  
KY13 8BX.  
(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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