

**J & G
WILSON**

18, Emslie Drive, Kinross, KY13 8TR.

A spacious 3 bedroom semi-detached home with a garage & gardens. Offers over £185,000.





Particulars of Sale

18, Emslie Drive, Kinross, KY13 8TR.

A quality 3 bedroom semi-detached home with a rear driveway & garage. It is only a short walk to schools and amenities.

Offers over £185,000.

PARTICULARS OF SALE

SITUATION

Kinross offers amenities including nursery, primary and secondary schooling of excellent repute all within easy walking distance, supermarkets, shops for everyday requirements, Post Office, cafes, pubs, 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, golf courses and recreational amenities.

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



DESCRIPTION

A spacious 3 bedroom home which enjoys a central position only a short walk from Kinross Primary School. The property features a hall, a lounge, a fitted dining kitchen, a bathroom with an above bath shower, an upper landing 3 double bedrooms and a WC. There is a gas central heating system, double glazing and good in-built storage space. Overall the property measures 1,011 square feet / 94.0 square metres.

Outside the front gardens are enclosed, level and in grass with shrub bed borders. The rear gardens are fully enclosed and feature a driveway, a timber single garage and a garden shed. The gardens are in grass with shrub beds. The rear gardens are south and west facing.

The property is perfect for couples and families and is in move in condition.

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

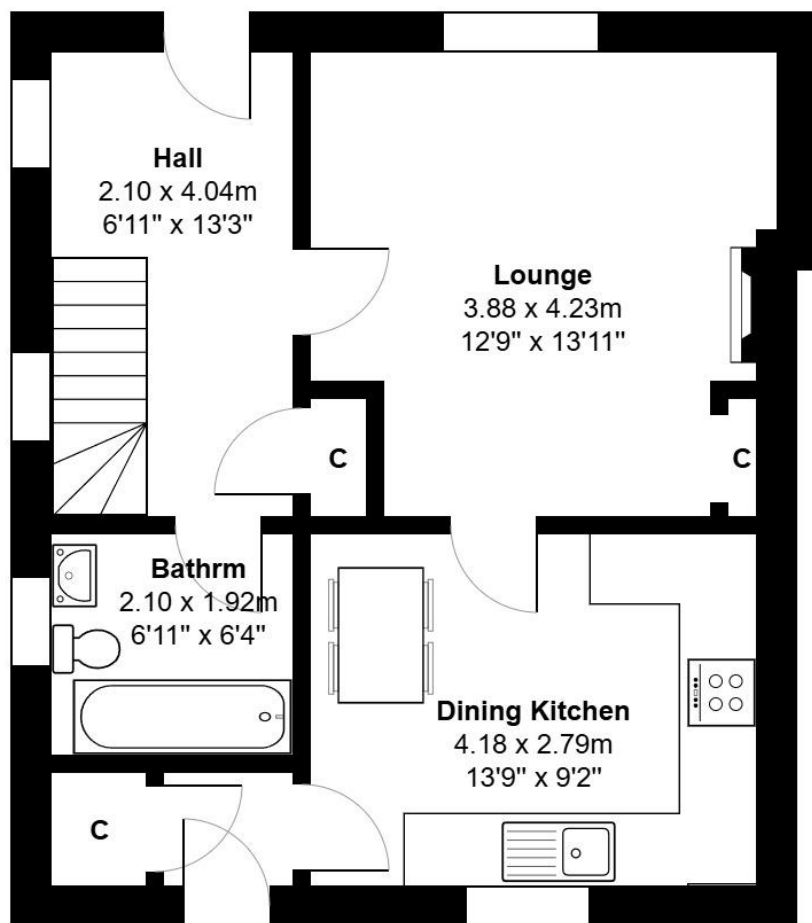
COUNCIL TAX The property is Band B.

ENERGY RATING The property is rated as D (59).

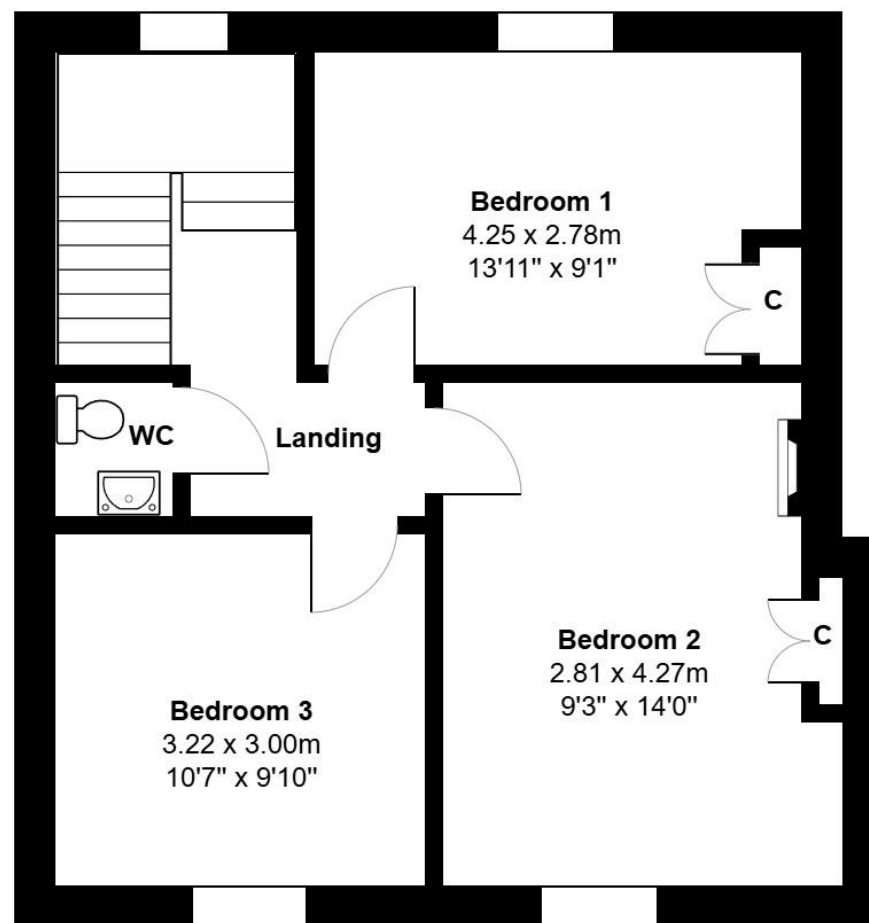
Particulars prepared August 2025.

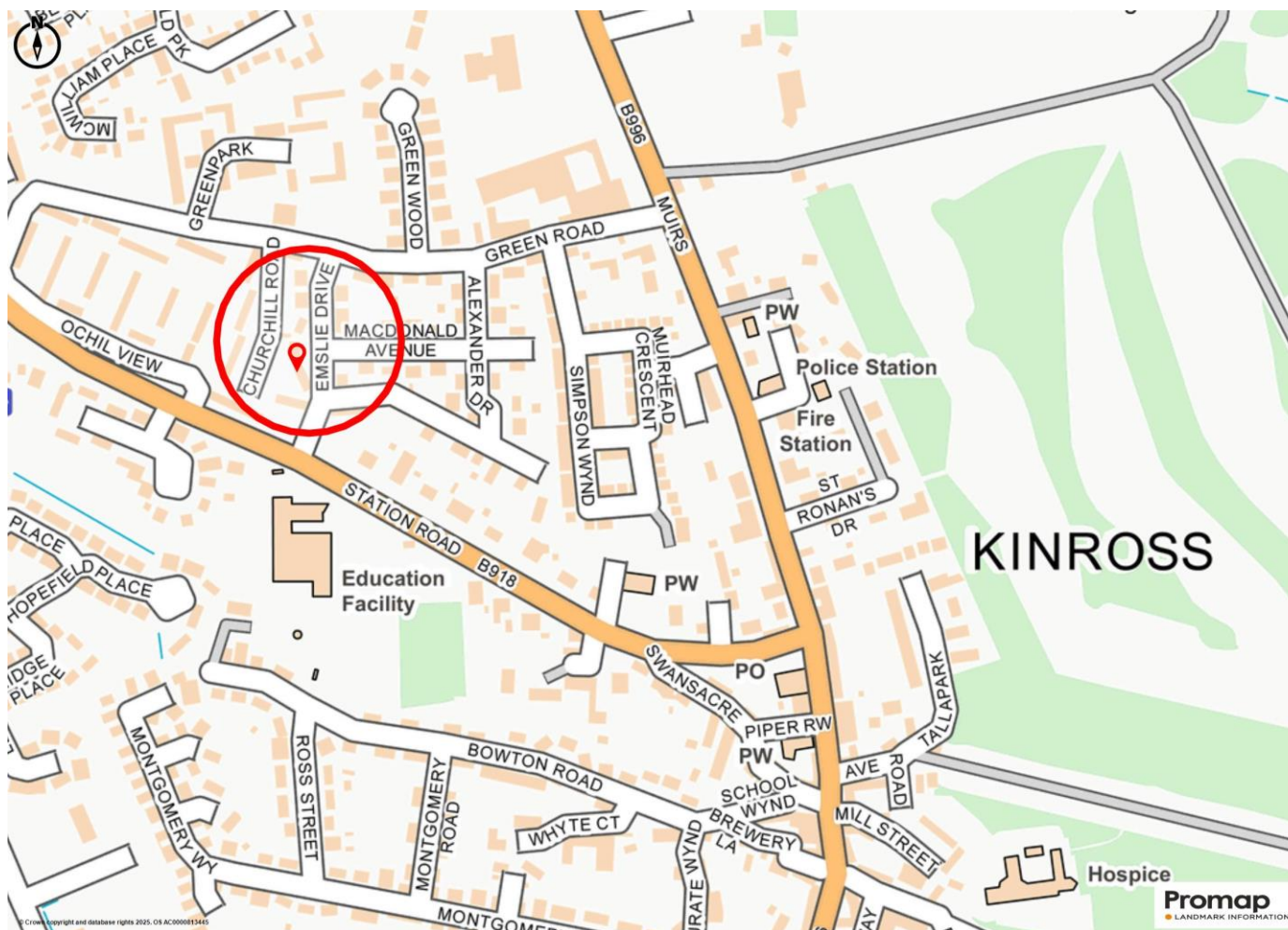






18, Emslie Drive,
Kinross,
KY13 8TR.
(Not to scale).





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