

**J & G
WILSON**

13, Muirpark Road, Kinross, KY13 8AT.

A character detached bungalow with south facing gardens. Offers over £310,000.



Particulars of Sale

13, Muirpark Road, Kinross, KY13 8AT.

A character 4 bedroom detached bungalow in a quiet central setting within walking distance of schools and all amenities.

Offers over £310,000.

PARTICULARS OF SALE

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 and health care facilities. There are a good range of pubs, cafes, coffee shops and restaurants all within a short walk of the property. There are 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 facilities including shopping, leisure and cultural facilities as well as an airport.





DESCRIPTION

An attractive 4 bedroom detached bungalow of much character which enjoys a sought after cul-de-sac position.

The property is versatile being perfect for couples and families with bright and attractive accommodation throughout. The design includes a vestibule, a large reception hall, a lounge / dining room with French doors to the rear gardens, a fitted breakfasting kitchen, 2 bedrooms, a bathroom with a 3 piece suite and a separate shower, an upper floor landing and 2 further bedrooms. The property features a gas fired central heating system and double glazing.

Outside the property has level gardens which are enclosed and private. A driveway provides off street parking. The front gardens are in gravel for easy maintenance. The rear gardens are south facing with a lawned area and a patio. The gardens have mature shrub beds and the summerhouse and shed will be included in the sale.

Viewing is recommended.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

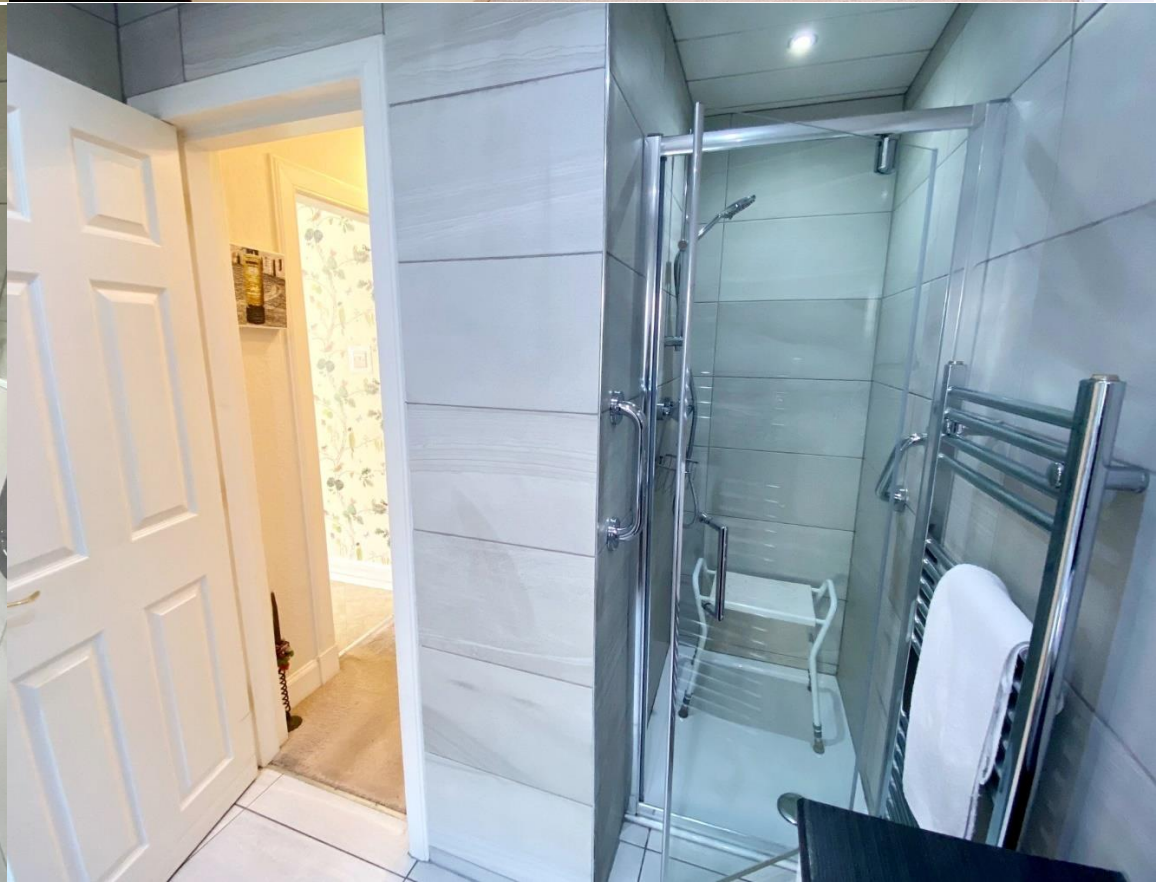
SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band E.

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

Brochure prepared October 2025.

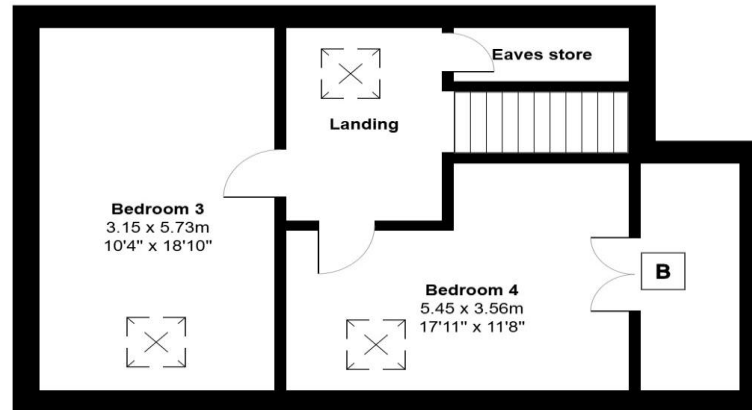
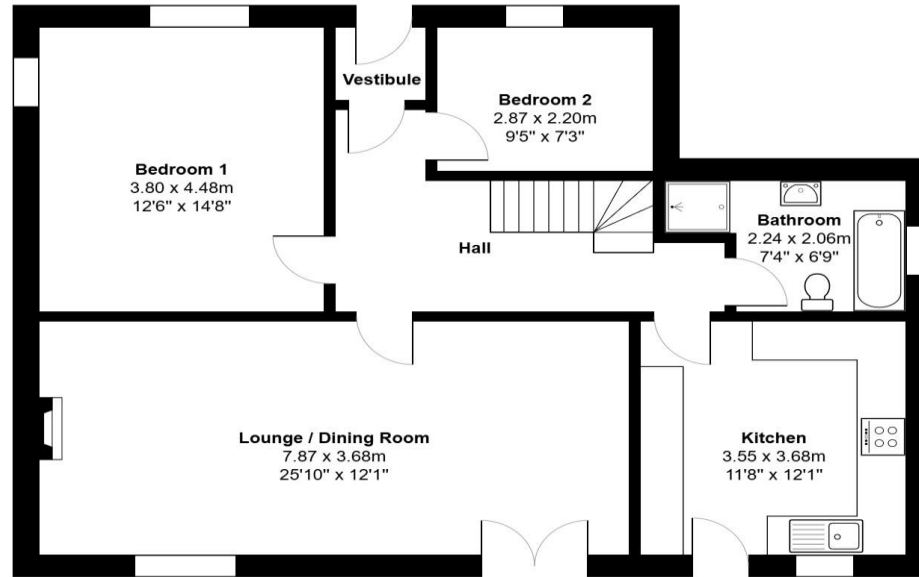












13, Muirpark road,
Kinross,
KY13 8AT.
(Not to scale).



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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