



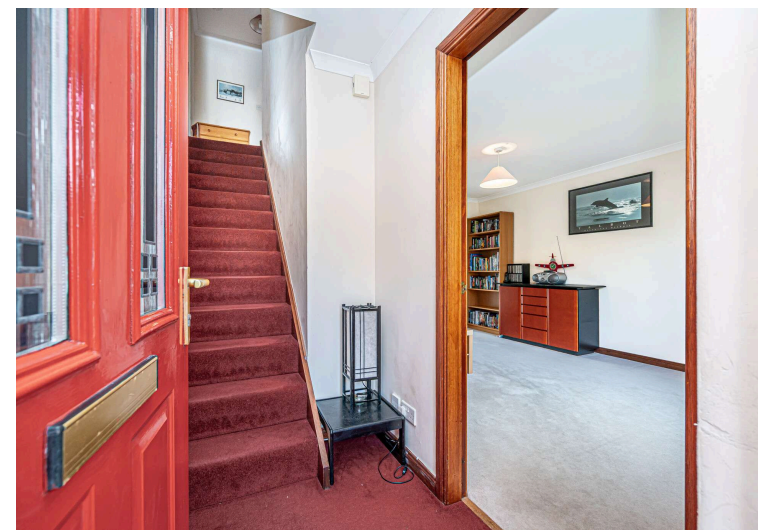
Morgans

PROPERTY

21 Wilson Court, Kinross, Kinross, KY13 8NA

Offers Over £300,000





Immaculately presented detached property



Sought After Location



Spacious open-plan lounge/dining room



EPC Rating - C



Modern kitchen



4 Good sized bedrooms



Driveway Leading to single garage



Council Tax Band - E



Welcome

21 Wilson Court is a well presented four-bedroom detached family home located within a sought-after area of Kinross, offering generous and flexible accommodation over two levels.

On the ground floor, the property features a spacious open-plan lounge and dining room, ideal for modern family living and entertaining. The lounge benefits from a window to the front, allowing plenty of natural light, while the dining area enjoys patio doors opening directly to the enclosed rear garden. The modern kitchen is well appointed with an abundance of storage and worktop space and provides access to a useful utility room. The utility room in turn leads out to the rear garden and also connects to a convenient ground floor cloakroom/WC.

The first floor offers four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property sits on an attractive plot with a mono bloc driveway providing off-street parking and leading to a single garage. The enclosed rear garden is ideal for families and outdoor entertaining, featuring a large patio area, a section of lawn, an area ready for plants and a large garden shed for additional storage.

This is an excellent opportunity to acquire a well-proportioned family home in a highly desirable Kinross location, close to local amenities, schooling and transport links, and uniquely positioned just two minutes from the Park & Ride for easy commuting, with Sainsbury's also just a short stroll away.





LOCATION

The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Kinross has highly rated Primary and Secondary education along with a number of Nurseries and Childminders readily available. The Community Campus which houses the Secondary School also incorporates a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Glenalmond, Craigclowan and Strathallan are all within easy reach.

Kinross-shire is an area of natural beauty and offers a wide range of recreational and leisure pursuits including the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. The area is famous for its numerous Golf courses while other clubs include Running, Tennis, Bowling, Curling, Cricket, Rugby, Cycling and Swimming to name but a few. Kinross-shire has recreational facilities available for all ages.



Viewings & Extras

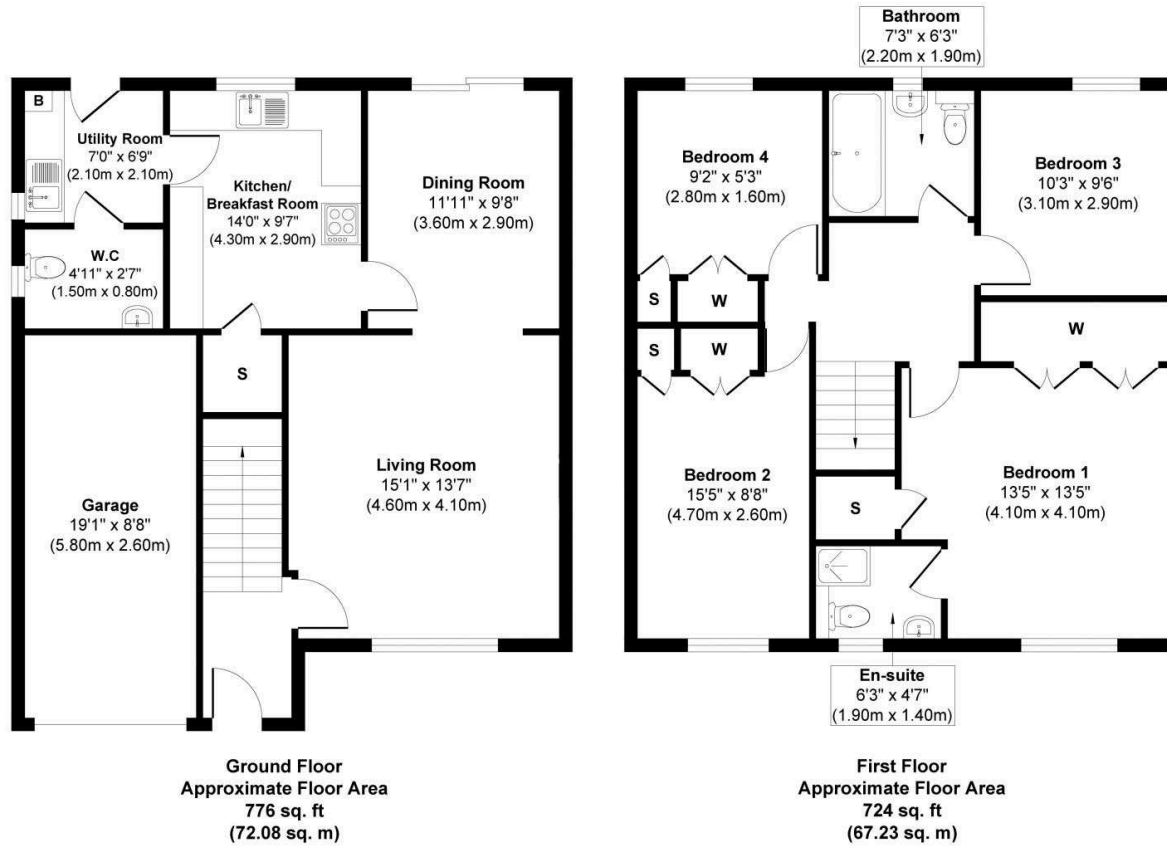
All viewings are by appointment through Morgans on 01577 863424.

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





Approx. Gross Internal Floor Area 1500 sq. ft / 139.31 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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