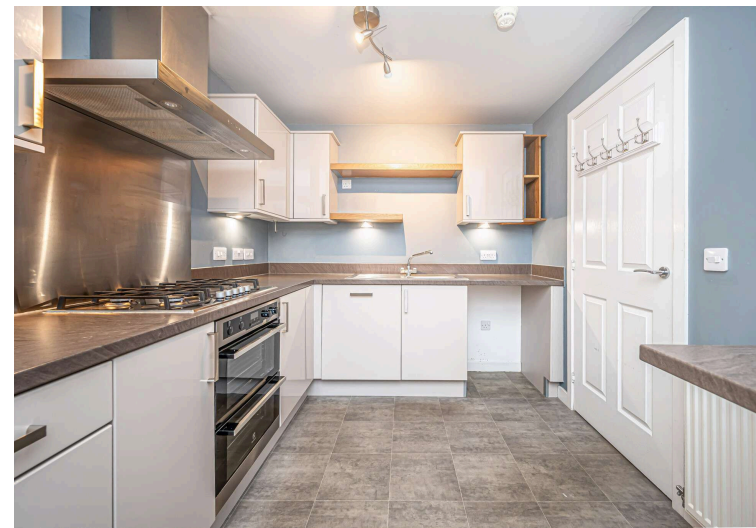


Morgans
PROPERTY

7 Dalwhamie Street, Kinross, Kinross, KY13 8RG

Offers Over £220,000





Semi Detached Property



Enclosed Rear Garden



Central Location



EPC Rating - C



3 Bedroom



Driveway and Single Garage



Immaculately Presented



Council Tax Band - D



Welcome

7 Dalwhamie Street, Kinross is an immaculately presented semi detached villa which offers a perfect blend of comfort and style. As you step into the property, you are welcomed by a spacious entrance hallway that features a convenient w.c., setting the tone for the thoughtful design throughout. The heart of the home is the contemporary styled lounge, which seamlessly connects to a well-appointed dining kitchen. This space is ideal for both entertaining guests and enjoying family meals. The villa boasts three generously sized bedrooms, ensuring ample space for family or guests. The principle suite features an en-suite shower room, adding a touch of luxury and privacy. Additionally, there is a well-designed family bathroom that caters to the needs of the household. Situated in a popular residential location, this property is not only a wonderful place to live but also a fantastic investment opportunity.

OUTSIDE SPACE

To the front of the property, a mono block drive offers convenient off-street parking, and leads to a integrated single garage. There is an enclosed rear garden with a decking patio area, and stocked planter borders providing a perfect area for relaxation or al fresco dining during the warmer months.





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.





Notes

VIEWINGS

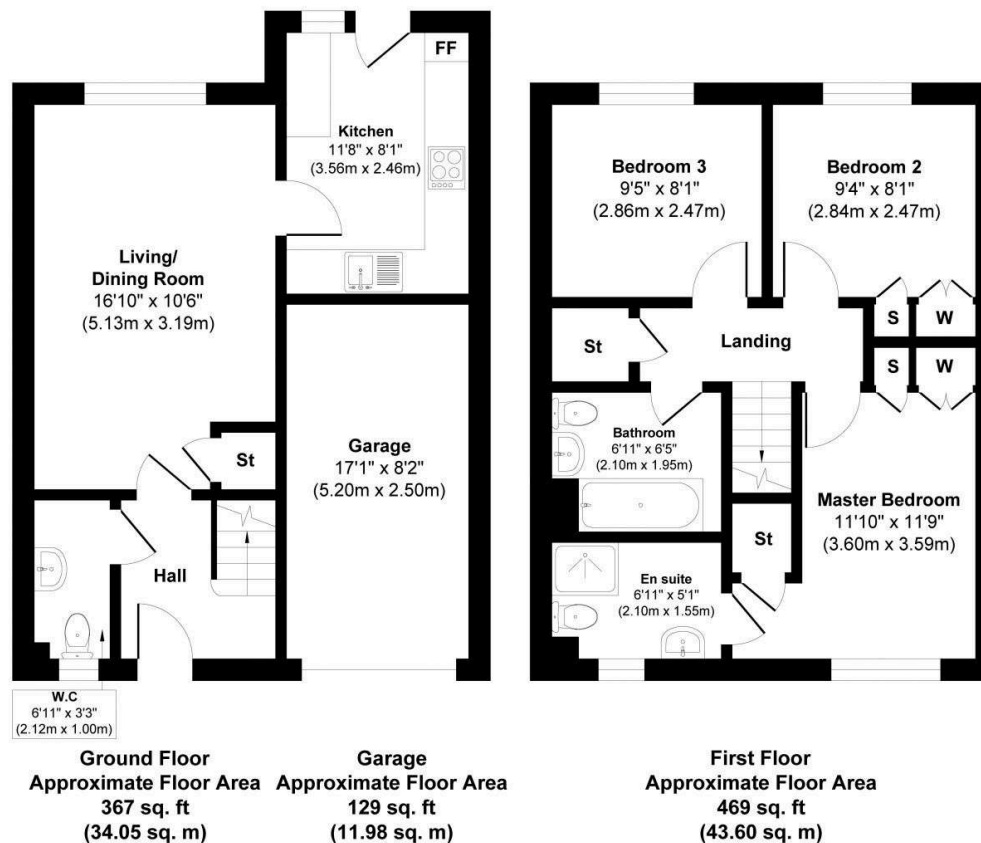
All viewings are strictly by appointment by calling Morgans on 01577 863424.

EXTRAS INCLUDED IN THE SALE

All fitted floor coverings and light fittings 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.

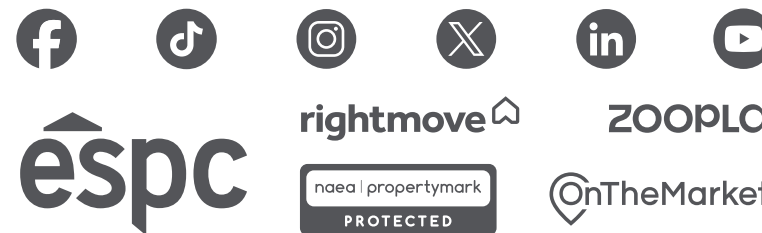


Approx. Gross Internal Floor Area 965 sq. ft / 89.63 sq. m (Including Garage)

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



SOLICITORS | PROPERTY
 62 High Street, Kinross, KY13 8AN
 Tel: 01577 863424
www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.