



Morgans

PROPERTY

89 Dalwhamie Street, Kinross, KY13 8RG

Offers Over £240,000



3



2



1



C



Semi Detached Property



Enclosed Rear Garden



Sought After Location



EPC Rating - C



3 Bedrooms



Driveway Leading to Single Garage



Spacious Flexible Accommodation



Council Tax Band - D



Welcome

A well-presented three-bedroom semi-detached home situated within a popular residential area of Kinross, offering spacious accommodation ideal for modern family living.

The property is entered via a welcoming entrance hallway with stairs leading to the upper level and access to a convenient cloakroom/WC. The lounge is a generous and bright living space, featuring a window overlooking the rear garden and providing an excellent area for relaxing or entertaining. A door leads through to the kitchen, which is well-equipped with a good range of storage units and incorporates a breakfasting bar, perfect for informal dining. From here, there is direct access to the rear garden.

Upstairs, the accommodation comprises three well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys a driveway to the front providing off-street parking and leading to a single garage. The rear garden is fully enclosed, making it ideal for families or pets, and is mainly laid to lawn with a raised decking area providing an excellent space for outdoor seating and entertaining.

This attractive home combines practical living space with a convenient location, making it an ideal purchase for a range of buyers.





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.



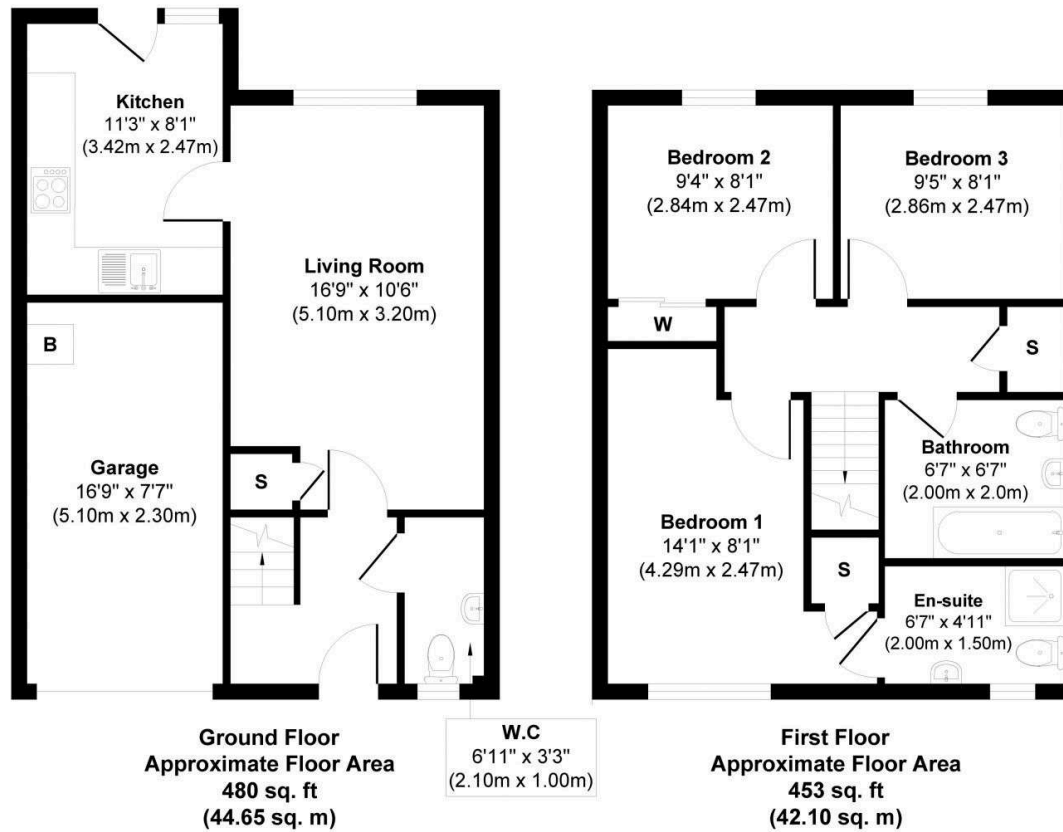
Viewings & Extras

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 933 sq. ft / 86.75 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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