

**J & G
WILSON**

6, McBain Place, Kinross, KY13 8QZ.

A 2 bedroom semi-detached bungalow with a drive, garage & gardens. Offers over £170,000.





Particulars of Sale

6, McBain Place, Kinross, KY13 8QZ.

A quality 2 bedroom semi-detached bungalow with level gardens, a long driveway and a single garage.

Offers over £170,000.

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 facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

A charming semi-detached bungalow with level gardens. The design is perfect for a range of buyers with the accommodation formed fully on the ground floor level. The accommodation includes a reception hall, a lounge, a fitted kitchen, 2 bedrooms and a shower room. There is a gas central heating system, double glazing and a range of in-built storage space.

Outside the front gardens are low maintenance finished in gravel. The rear gardens are level and mainly in grass with shrub bed borders. There is a side driveway providing excellent off street parking and leading to a detached single garage.

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

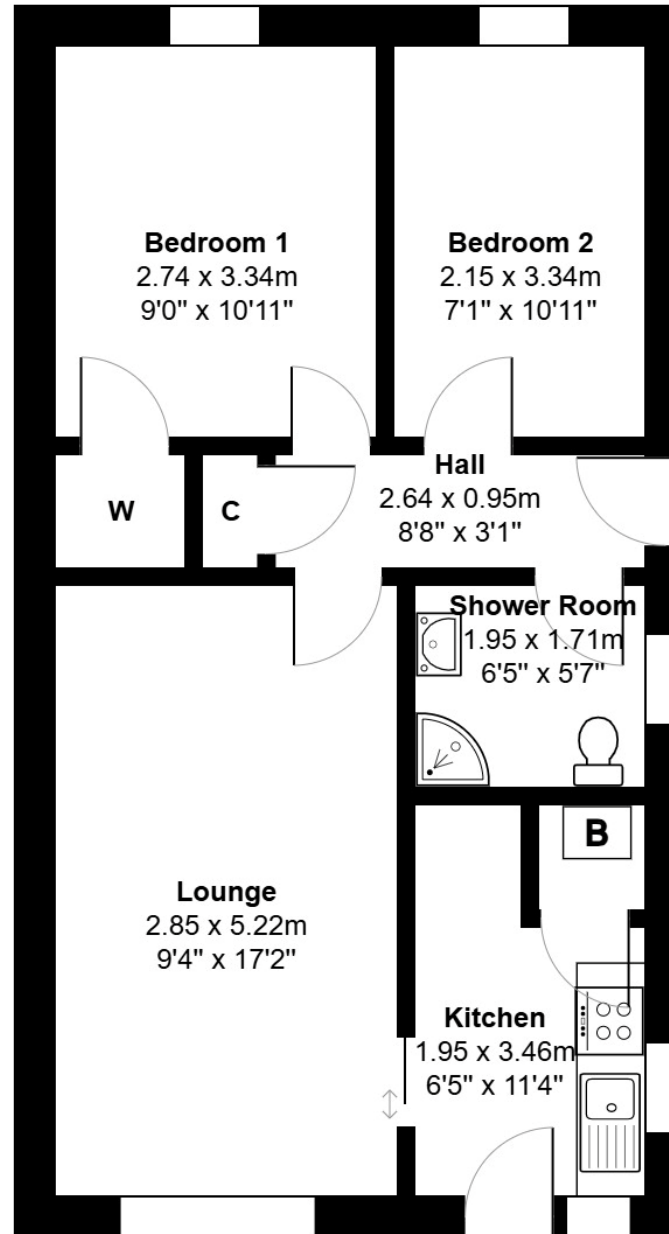
COUNCIL TAX The property is Band C.

ENERGY RATING The property is rated as C (72).

Particulars prepared February 2026.



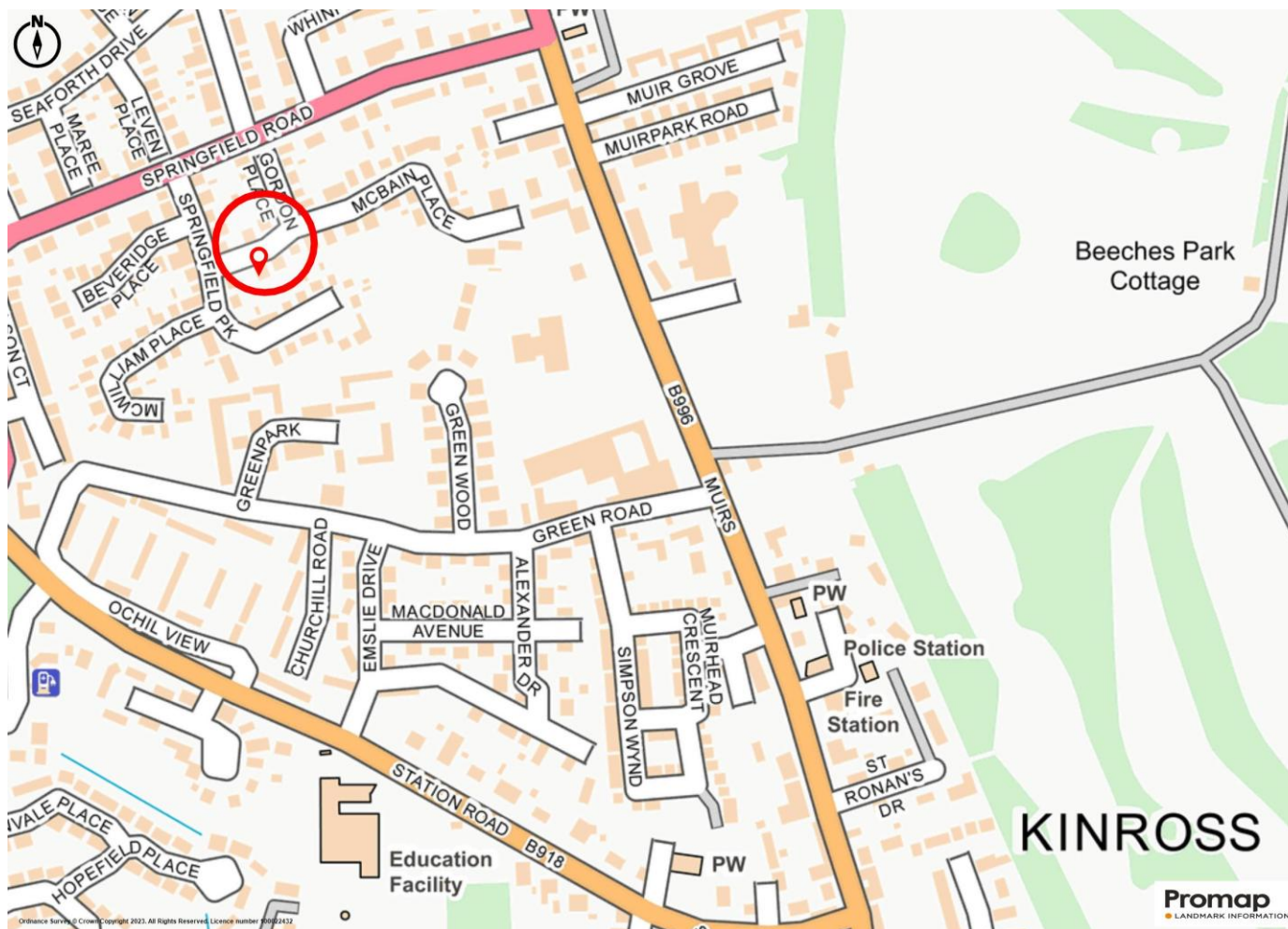




6, McBain Place,
Kinross,
KY13 8QZ.
(Not to scale).



Single garage
5.39 x 2.40m.
(17'8 x 7'10).



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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