



91, Dalwhamie Street, Kinross, KY13 8RG.

A luxury 3 bedroom semi detached home with south facing gardens. Offers over £239,000.





## Particulars of Sale

**91, Dalwhamie Street, Kinross, KY13 8RG.**

**A luxury 3 bedroom semi-detached villa enjoying a lovely position with south and west facing rear gardens.**

**Offers over £239,000.**

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### **PARTICULARS OF SALE**

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#### **SITUATION**

Kinross offers amenities including primary and secondary schooling of excellent repute which are within easy walking distance, supermarkets, shops for everyday requirements, Post Office, churches, 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 and recreational amenities.

Edinburgh offers superb amenities including shopping, leisure and cultural facilities as well as an airport. There is a park and ride express bus service beside Sainsbury`s Supermarket in Kinross providing fast travel to Edinburgh and Perth.



## DESCRIPTION

An excellent family home is offered by this attractive 3 bedroom semi-detached villa. The property has been enhanced by the conversion of the garage to provide another public room presently used as a dining room.

The property is perfect for family buyers with a bright and an attractive design. The accommodation extends to 947 square feet (88.0 sqm). It includes a reception hall, a WC, a spacious lounge, a dining room, a fitted kitchen with in built oven, hob & hood, an upper floor landing, 3 attractive bedrooms, a master en-suite shower room and a principal bathroom. There is a gas central heating system, double glazing and a range of in built storage space. The property is very energy efficient enjoying a B rating.

Outside there is a double width driveway providing good off-street parking. The rear gardens are fully enclosed. They are formed in grass with a decked area. There is a play area finished in bark and the garden sheds will be included in the sale.

The property is ideally placed for schooling, sports clubs and shops which are all within walking distance. Viewing is recommended.

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## GENERAL INFORMATION

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**VIEWING** Please telephone J & G Wilson on 01577 862302.  
[contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

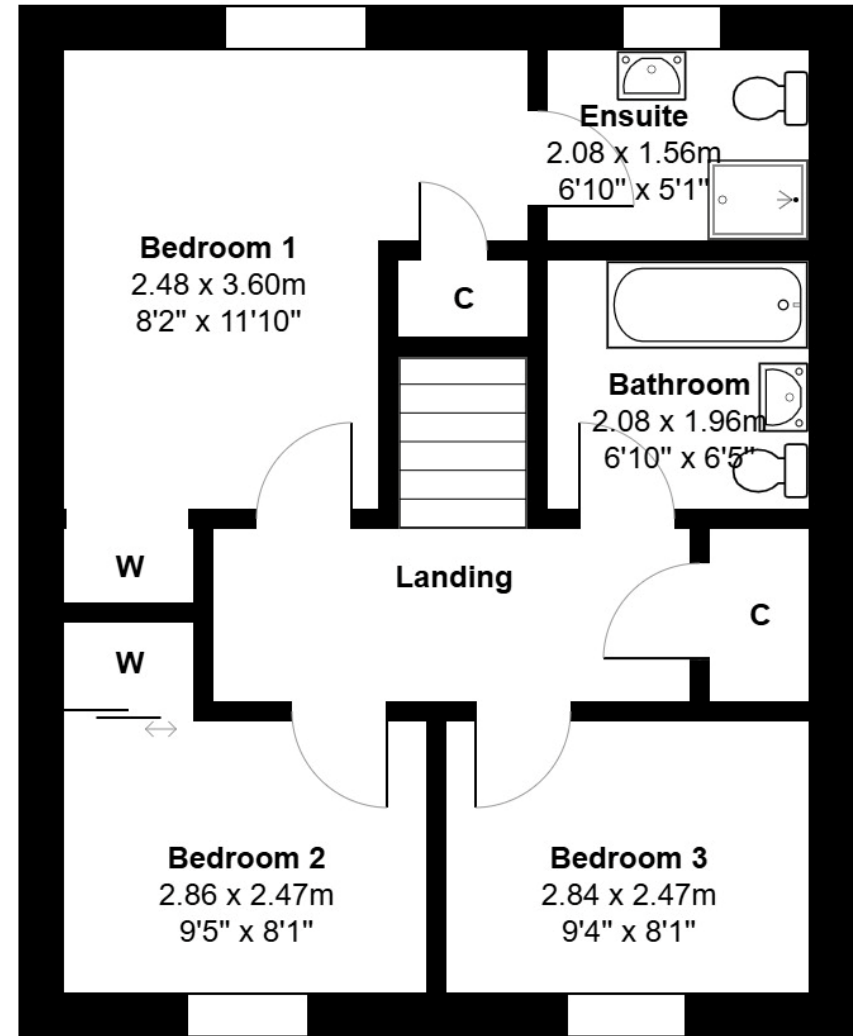
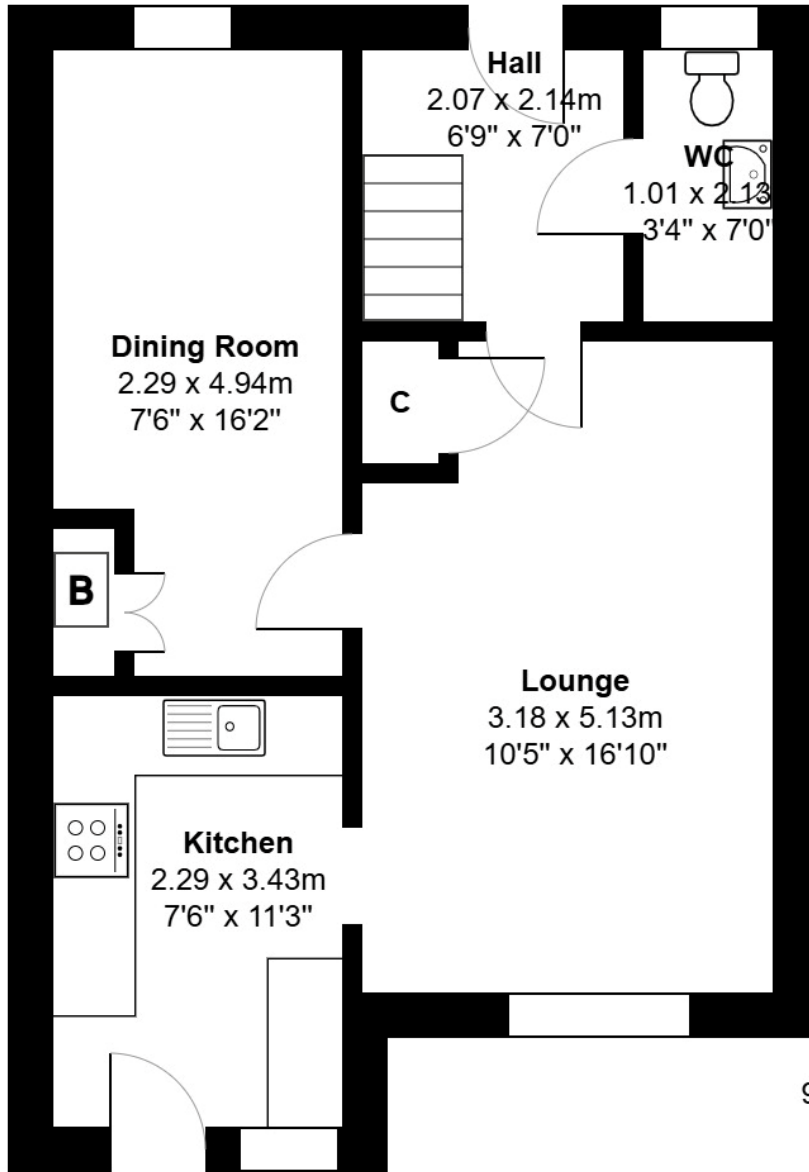
**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**COUNCIL TAX** The property is Band D.

**ENERGY RATING** The property is rated as B (81).







91, Dalwhamie St,  
Kinross,  
KY13 8RG.  
(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

J & G Wilson  
18 High Street  
Kinross  
KY13 8AN

T: 01577 862302  
E: [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)  
[www.jgwilson.co.uk](http://www.jgwilson.co.uk)