Morgans
PROPERTY

87 Dalwhamie Street, Kinross, KY13 8RG

Offers Over £235,000

3 3 1 C

Semi Detached Villa

Kitchen

Popular Residential Location

3 Bedrooms

Lounge/Dining Room

Private Garden, Garage & EV charger

EPC Rating - C

Council Tax Band - D

Welcome

Situated within a sought-after residential development in Kinross, this well-presented three-bedroom semi-detached villa offers generous family accommodation, a private rear garden, and garage, making it an ideal purchase for families, first-time buyers, and professionals alike.

The property enjoys an attractive frontage with a monoblock and gravel driveway providing convenient off-street parking, together with an integral garage offering additional storage or secure parking. EV Charger. Internally, the accommodation is well proportioned throughout and comprises a welcoming entrance hall with useful storage and a convenient ground floor WC. The bright and spacious lounge/dining room enjoys pleasant views over the rear garden and provides an excellent space for both relaxing and entertaining. The fitted kitchen offers a range of wall and base units together with direct access to the rear garden.

On the upper level, the principal bedroom benefits from an en-suite shower room and built-in storage. There are two further well-sized bedrooms and a contemporary family bathroom comprising bath with shower over, wash hand basin and WC.
Externally, the property enjoys a private enclosed South/West facing rear garden, providing a safe and secure environment for children and pets, as well as an ideal space for outdoor dining and entertaining.

Dalwhamie Street is a popular location within Kinross, well placed for local schooling, amenities, and commuter links via the M90, providing easy access to Perth, Edinburgh, Dunfermline and beyond.

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.

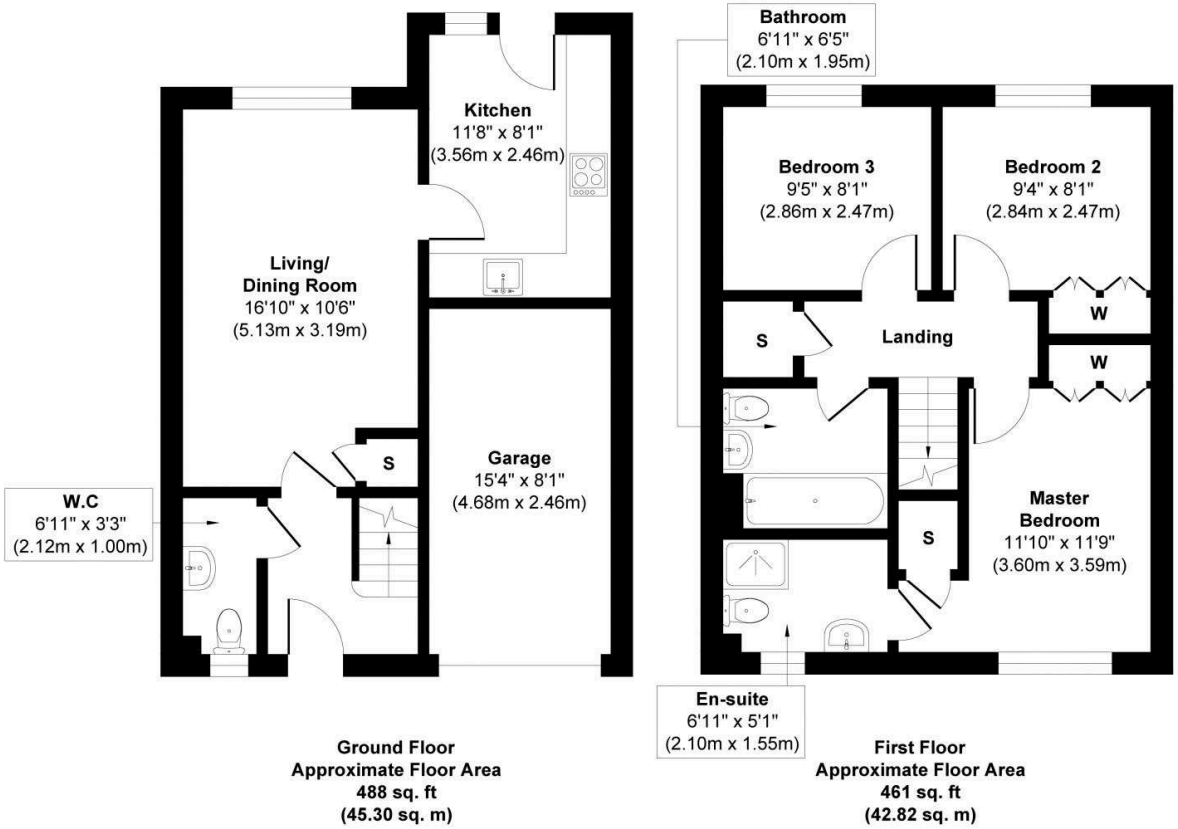
Viewings & Extras

All viewings are strictly by appointment through Morgans.

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 949 sq. ft / 88.12 sq. m (Inc. Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

Morgans PROPERTY

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.