

**J & G
WILSON**

Julian Cottage, 36, High Street, Kinross, KY13 8AN.

A character 1 bedroom semi-detached cottage. Fixed price £110,000.





Particulars of Sale

Julian Cottage, 36, High Street, Kinross, KY13 8AN.

A charming 1 bedroom semi-detached cottage enjoying a hide away position at the heart of Kinross.

Fixed price £110,000

PARTICULARS OF SALE

DIRECTIONS

Enter Kinross from the M90 motorway and at the roundabout at the centre of Kinross turn left onto the High Street. Just after the office of Andersons Solicitors there is an opening with a gate. Park on the High Street and walk through the gate. There are two cottages directly ahead. Number 36 is the far away cottage.

SITUATION

Kinross offers amenities including 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, golf courses and recreational amenities.

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



DESCRIPTION

A lovely one bedroom semi-detached cottage enjoying a tucked away position behind terraced houses and flats that face onto the High Street. The property is ideal for young and mature buyers seeking a central home in a quiet position only a short walk from all amenities.

The property offers a hall, a lounge with a log burning stove, a fitted kitchen, an upper floor landing, a double bedroom and a recently fitted shower room with a storage area beyond. The property features a gas fired central heating system, double glazing and a range of in built storage space. There are large shared gardens mainly in grass owned in common by the various neighbours.

Viewing is 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

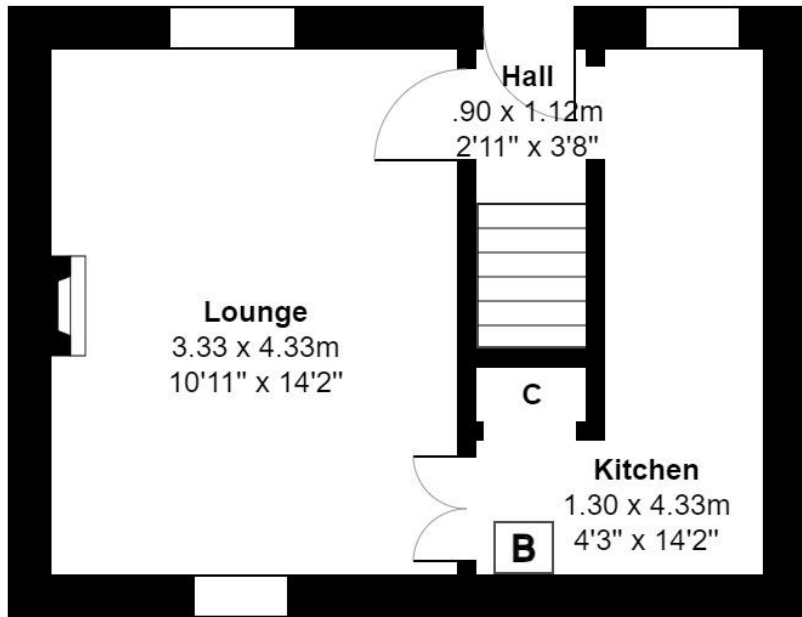
COUNCIL TAX The property is Band B.

ENERGY RATING The property is rated as D (55).

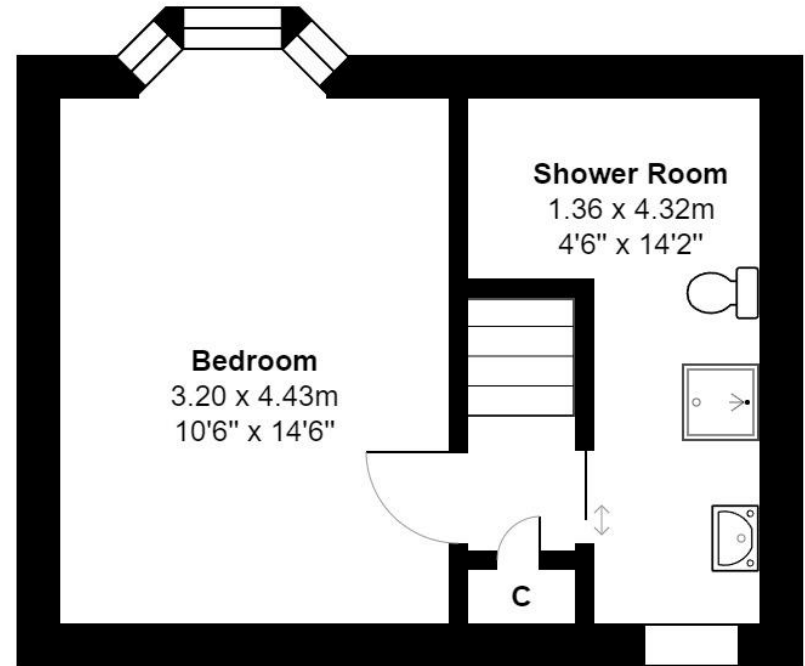
Particulars prepared January 2024.







36, High Street,
Kinross,
KY13 8AN.
(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
www.jgwilson.co.uk