

**J & G  
WILSON**

68, Simpson Wynd, Kinross, KY13 8GP.

A lovely 3 bedroom semi-detached home in a prime plot with south facing rear gardens only a short walk from schooling, transport links and amenities. Offers over £237,000.







## Particulars of Sale

**68, Simpson Wynd, Kinross, KY13 8GP.**

**A lovely 3 bedroom semi-detached family home in a prime plot with south facing rear gardens only a short walk from schooling, transport links and amenities.**

**Offers over £237,000.**

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### **PARTICULARS OF SALE**

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#### **DIRECTIONS**

On entering Kinross from the M90 go straight ahead at the first and second roundabouts. At the third roundabout turn left onto the High Street. Turn first left onto Muirhead Crescent. Go to the right and then straight ahead. Turn left onto Simpson Wynd. Number 68 is at the end of the street around the corner on the right hand side.

#### **SITUATION**

Kinross offers amenities including primary and secondary schooling of excellent repute which are within easy walking distance. Two supermarkets, shops for everyday requirements, Post Office, churches, local bus services, sports clubs, health care facilities and the beautiful surrounding countryside and area of Loch Leven. The commuter links are excellent via the nearby M90 Motorway network, the park and ride facility beside Sainsburys supermarket has express bus service to major cities including Edinburgh, Perth, Dundee, Inverness and Aberdeen.

The extensive amenities of the cities of Dunfermline and Perth are accessible via the M90 and includes excellent shopping facilities, edge of town retailers, banks, hospitals, professional offices, sporting facilities and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural amenities as well as an international airport, only 25 miles away.





## DESCRIPTION

A luxury semi-detached 3 bedroom home ideal for couples and family buyers enjoying a sought after position and enclosed south facing rear gardens.

The interior design includes a reception hall, a WC, a bright lounge with French doors to the rear gardens, a fitted kitchen with appliances, an upper landing, 3 bedrooms, a master en-suite shower room, a bathroom and an integral single garage.

The property includes a gas central heating system, double glazing, a Ring security alarm system, a good range of in-built storage and a floored attic.

Outside there is a double width mono block driveway providing excellent off street parking and access to the garage. The rear gardens are fully enclosed featuring a large patio area and an extensive area finished in astro turf for low maintenance. The large garden shed will be included in the sale.

This centrally located property is ideally placed for nursery, primary and secondary schools, sports clubs, cafes and shops, which are all within walking distance.

Viewing is strongly recommended to appreciate this lovely property which is in excellent condition both inside and out.

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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)

**FURNISHINGS** The furnishings in the property can be purchased for an additional £2,000.

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

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

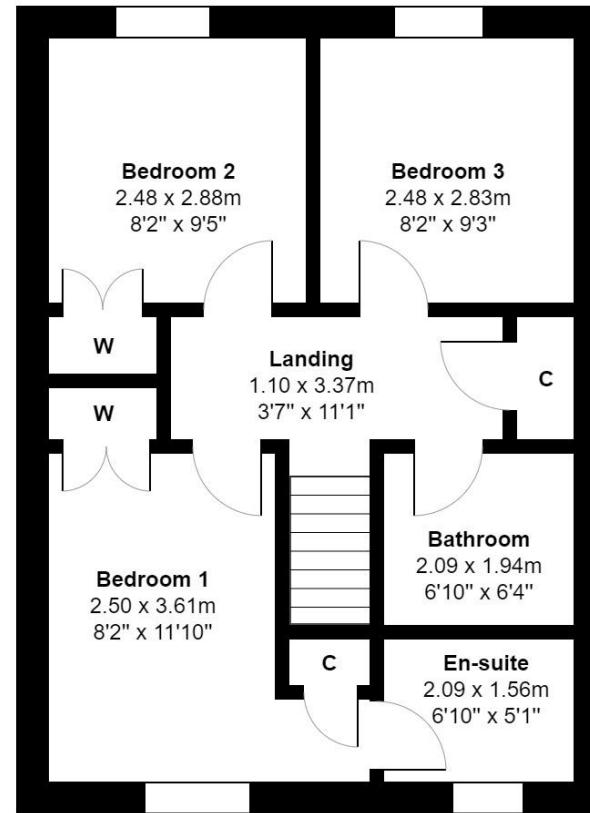
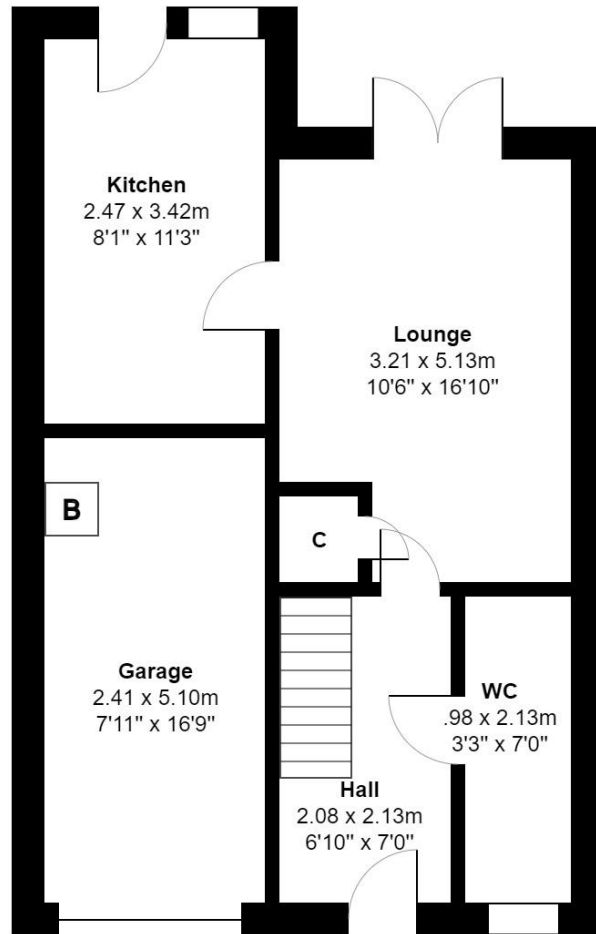
Particulars prepared May 2024.







68, Simpson Wynd,  
Kinross,  
KY13 8GP.  
(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

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