

A newly up-graded 2 bedroom semi-detached villa in a prime setting. Offers over £200,000.





## Particulars of Sale

**26, Cameron Avenue, Kinross, KY13 8BG.**

**A quality 2 bedroom semi-detached villa in a small cul-de-sac setting.**

**Offers over £200,000.**

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### PARTICULARS OF SALE

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#### 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 newly upgraded semi-detached villa with level gardens and a side driveway. The design is perfect for couples and families with bright and spacious rooms throughout. The design includes an entrance porch, a spacious lounge with a log burning stove, a fitted dining kitchen with integrated appliances and French Doors to the rear gardens, an upper floor landing, 2 double bedrooms and a large shower room. There is a gas central heating system, double glazing and a good range of in-built storage space. The property is newly decorated and has new floor coverings.

Outside the front gardens are in grass with shrub bed borders. There is a side driveway providing excellent off street parking. There is a detached single garage with an electric door as well as a light and power supply. The rear gardens are level and in grass as well. There is storage space behind the garage.

Viewing is strongly 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)

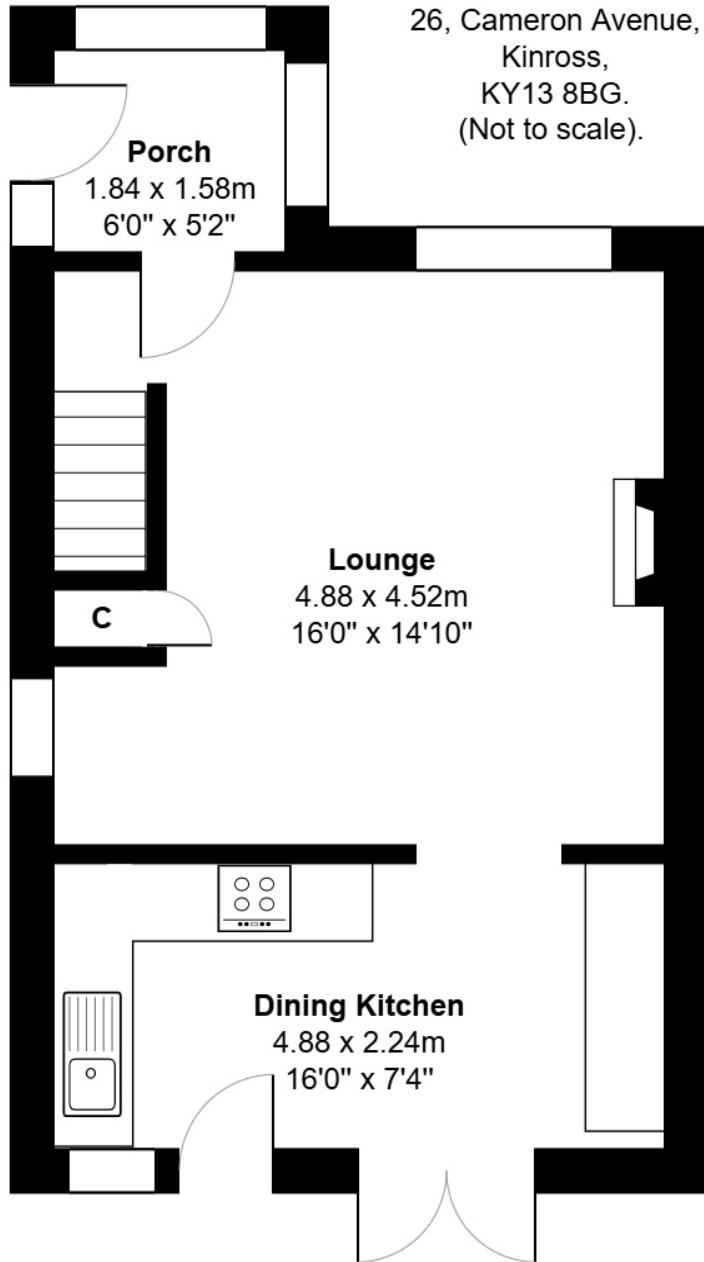
**COUNCIL TAX** The property is Band C.

**ENERGY RATING** The property is rated as C (70).

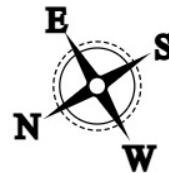
Particulars prepared January 2026.



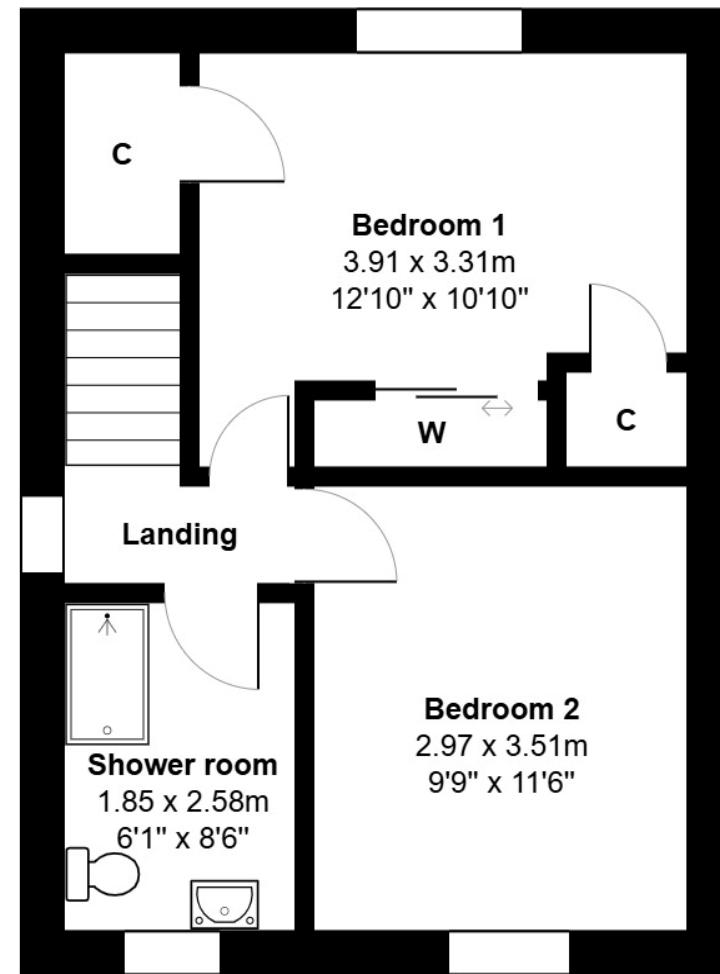




26, Cameron Avenue,  
Kinross,  
KY13 8BG.  
(Not to scale).



Garage with electric door.  
8.26 x 2.46m  
27'1 x 7'9.





#### 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 out 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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