



66, Montgomery Street, Kinross, KY13 8EB.

A charming 3 bedroom home with many period features. Offers over £340,000.





## Particulars of Sale

**66, Montgomery Street, Kinross, KY13 8EB.**

**An Edwardian 3 bedroom semi-detached home full of charm and character.**

**Offers over £340,000.**

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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 walking distance, supermarkets, shops for everyday requirements, Post Office, churches, local bus services, park and ride facilities with regular express bus service to Perth, Halbeath (Dunfermline) and Edinburgh, sports clubs, health care facilities and attractive walks around Loch Leven and in the surrounding countryside. There are a good range of pubs, cafes, coffee shops and restaurants all within a short walk of the property.

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 charming family home in excellent condition and within a short walk to all of Kinross`s amenities.

The design on offer includes a vestibule with an ornate tiled floor, a wide reception hall, a character lounge with a log burning stove and a bay window, a lovely dining room with a log burning stove, a fitted kitchen with utility cupboard, a downstairs WC, an upper floor landing, 3 bedrooms and a principal bathroom with an above bath shower. The property has a range of in built storage space, a gas central heating system and double glazing.

The original features include tiled floors, decorative plasterwork, a wonderful feature arch in the hall, original fireplaces, panelled doors and decorative glass windows and doors.

Outside the rear gardens feature a patio area and a lawn with mature borders. There is a driveway providing off street parking.

Viewing is essential to appreciate this popular setting and most attractive home.

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## GENERAL INFORMATION

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**VIEWING** Please telephone J & G Wilson on 01577 862302 or email [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 D (61).

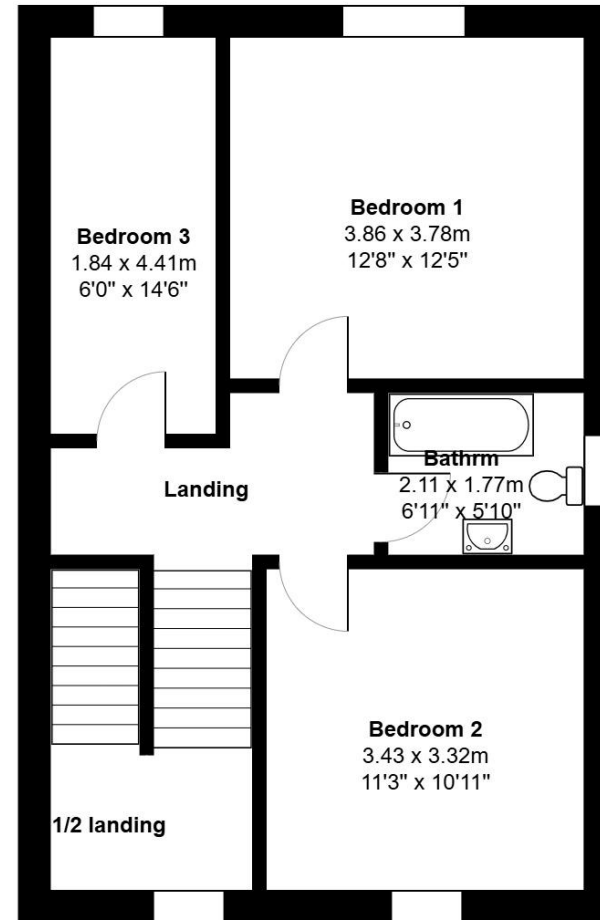
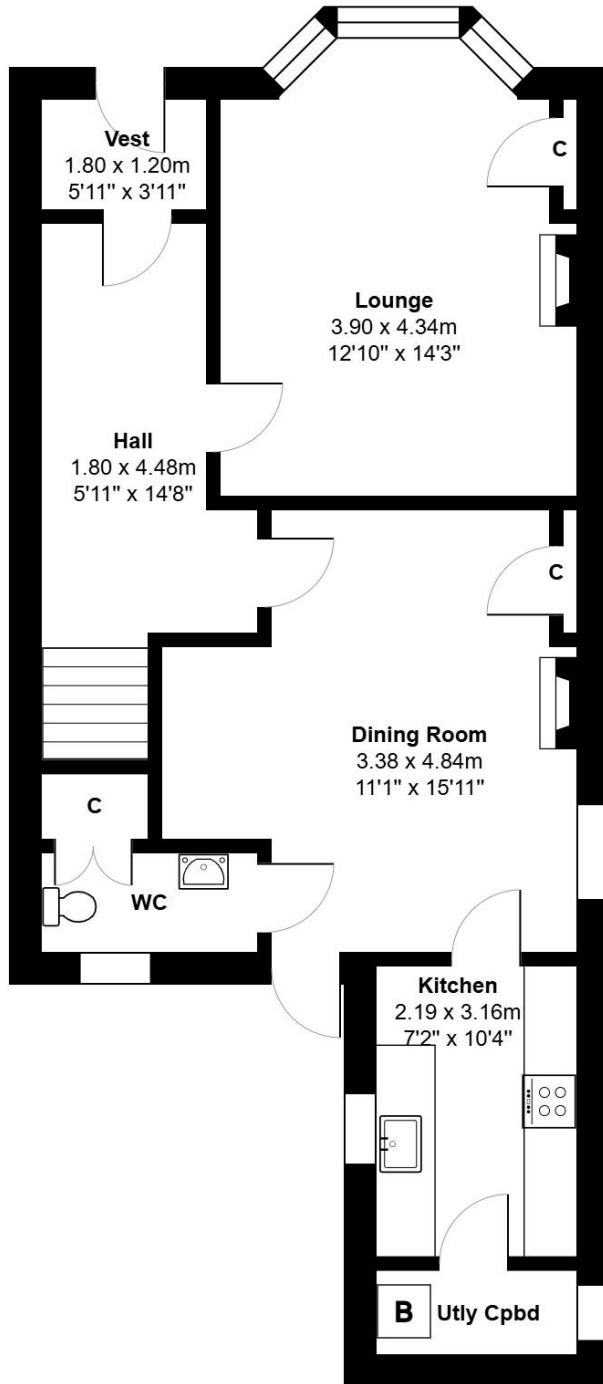
Brochure prepared June 2026.



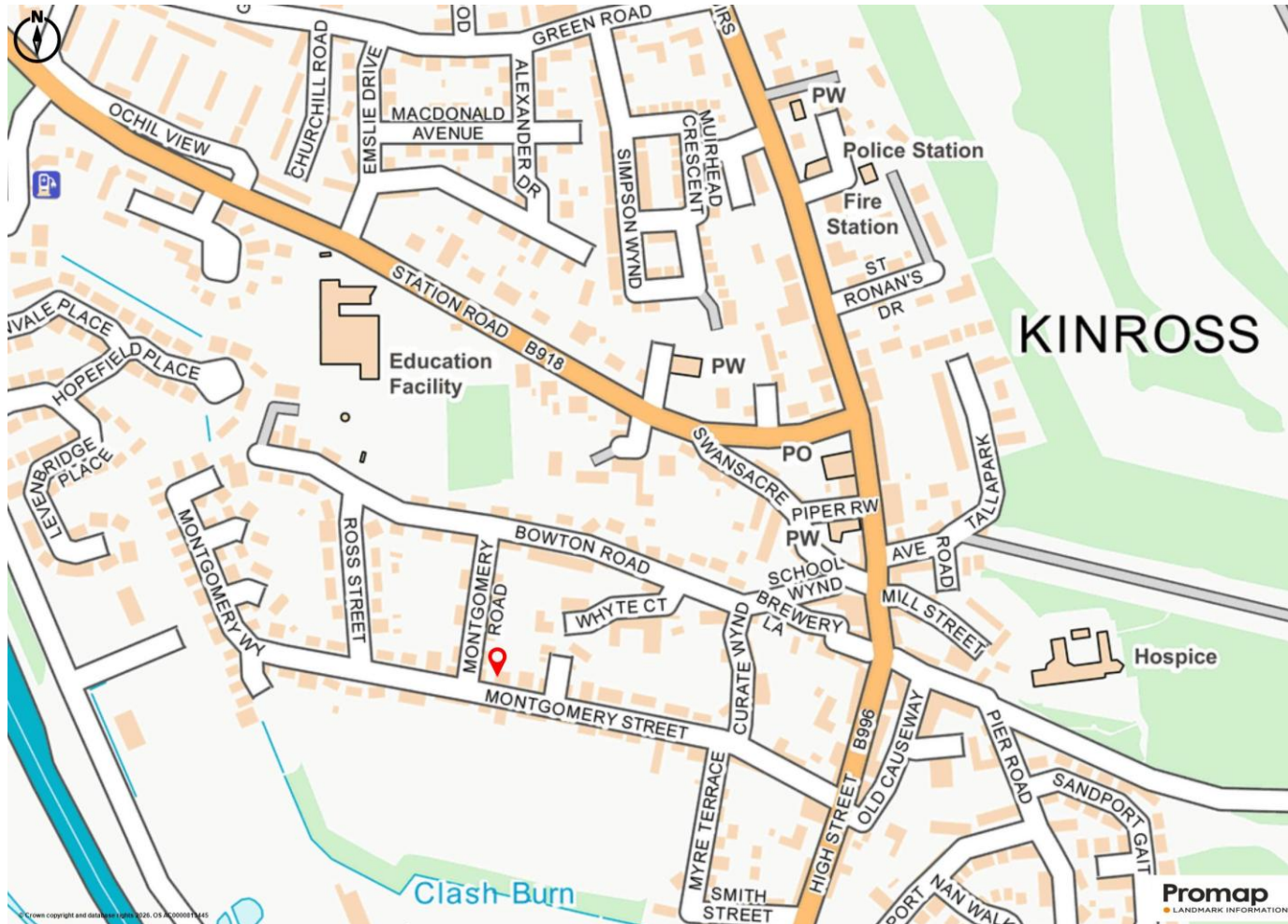








66, Montgomery Street,  
Kinross,  
KY13 8EB.  
(Not to scale).



### 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)