

**J & G
WILSON**

10, Friar Place, Scotlandwell, Kinross, KY13 9WN.

A lovely 3 bedroom bungalow with enclosed rear gardens. Offers over £275,000.





Particulars of Sale

Kinross 6 miles, Glenrothes 7 miles, Kirkcaldy 11 miles, Dunfermline 15 miles, Perth 20 miles, Dundee 29 miles, & Edinburgh 31 miles.

A lovely detached bungalow with a detached garage, excellent parking and enclosed rear gardens.

Offers over £285,000.

Situation

Scotlandwell is a sought after village setting within easy access of Kinross and its excellent High School. It has amenities including a village pub with restaurant facilities, local bus services and a village hall. The historic well and wash house are within a 150 yards of the property as are the village park and green. There is a gliding club and farm shop on the edge of the village. The commuter links are excellent to a wide range of locations.

The neighbouring village of Kinnesswood offers a village primary school (Portmoak), village hall, local bus services, 9 hole golf course and a play park.

The surrounding countryside is perfect for scenic walks, fishing, boating on Loch Leven and wildlife watching.

Kinross is nearby and offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline.

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 and recreational amenities.



DESCRIPTION

A quality detached bungalow with accommodation extending to 1,011 square feet (94.0 sq m). The property enjoys a prime cul-de-sac position in this popular residential village.

The design on offer includes a reception hall, a spacious lounge with a log burning stove open plan to the dining room, a quality fitted kitchen with integrated appliances, 3 bedrooms all with wardrobes, a luxury bathroom with a separate shower, oil central heating and double glazing.

Outside the property has attractive gardens. The rear gardens are enclosed and feature a level lawn. There is a hot tub which will be included in the sale. The front gardens and side driveway are finished in mono block providing excellent off-street parking. The property features a detached single garage (4.89m x 2.81m) with an office / study (2.61m x 2.4m) formed in it at the rear.

The property is perfect for couples and families. Viewing is strongly 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 E.

ENERGY RATING The property is rated as D (71).

Particulars prepared July 2026.

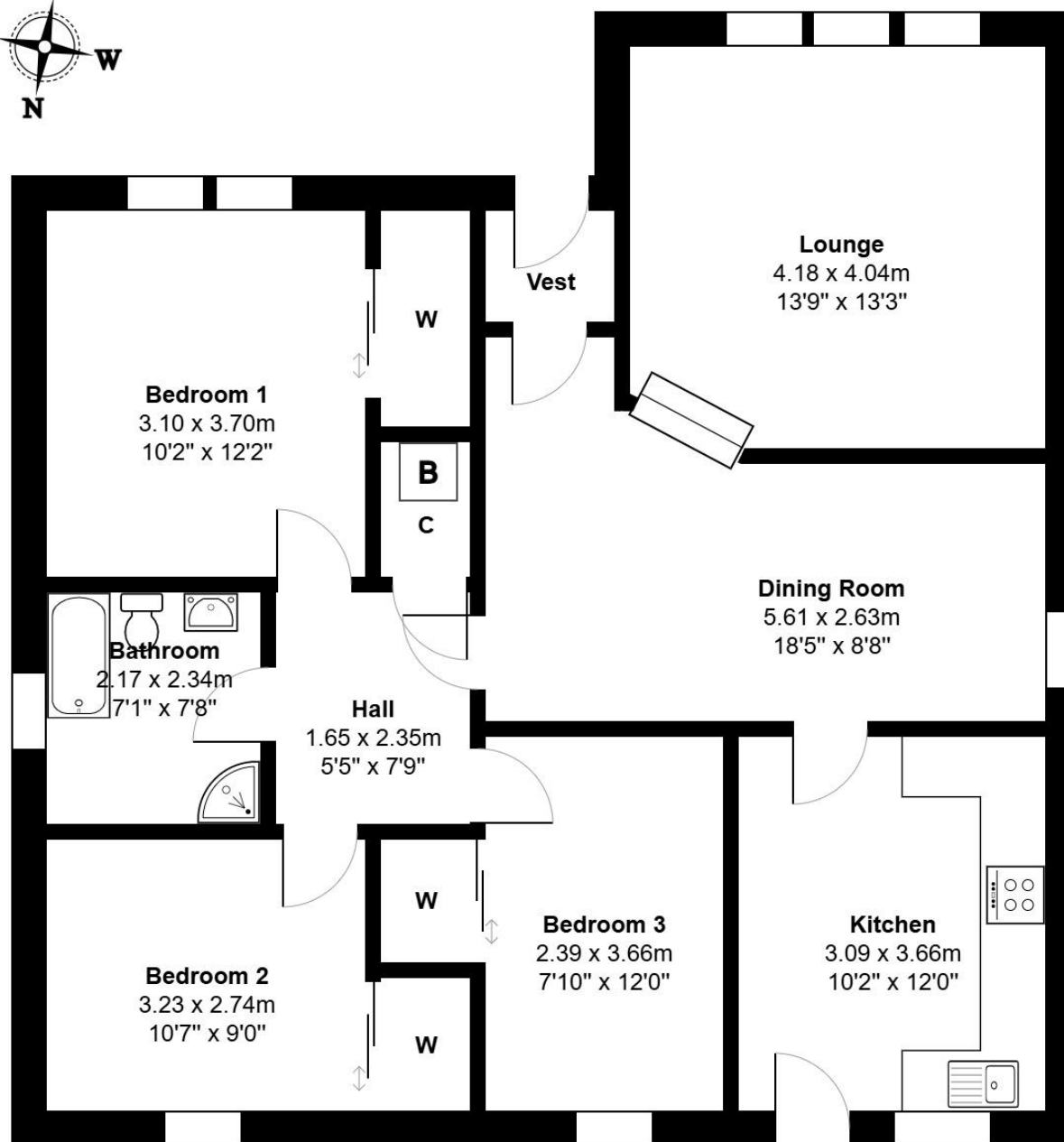








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PARTICULARS AND MISREPRESENTATION

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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