

Morgans
PROPERTY

8 School Wynd, Kinross, KY13 8EJ
Offers Over £289,500

 3
  2
  1
 




Traditional Semi Detached Villa



Town Centre Location



1/2 Reception Rooms



EPC Rating - D



2/3 Bedrooms



Dining Kitchen



2 Shower Rooms



Council Tax Band - C



Welcome

Nestled in the heart of Kinross, 8 School Wynd presents a unique opportunity to own a charming semi-detached house that is rich in history. This Category C Listed property, once a basket factory, boasts a delightful blend of traditional character and modern living. The residence features three well-proportioned bedrooms, providing ample space for family living or guest accommodation. One of the bedrooms is located on the ground level and could easily be utilised as a second reception room. The inviting living room serves as a perfect gathering space, while the spacious dining kitchen offers a warm and welcoming area for family meals and entertaining. With two shower rooms, convenience is assured for both residents and visitors alike. One of the standout features of this home is its electric gated access to the rear courtyard, providing both security and privacy. The location is ideal, situated in the town centre, allowing for easy access to local amenities, shops, and transport links. This property is not just a home; it is a piece of Kinross's history, offering a unique living experience in a vibrant community.





LOCATION

The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Kinross has highly rated Primary and Secondary education along with a number of Nurseries and Childminders readily available. The Community Campus which houses the Secondary School also incorporates a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Glenalmond, Craigclowan and Strathallan are all within easy reach. Kinross-shire is an area of natural beauty and offers a wide range of recreational and leisure pursuits including the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. The area is famous for its numerous Golf courses while other clubs include Running, Tennis, Bowling, Curling, Cricket, Rugby, Cycling and Swimming to name but a few. Kinross-shire has recreational facilities available for all ages.



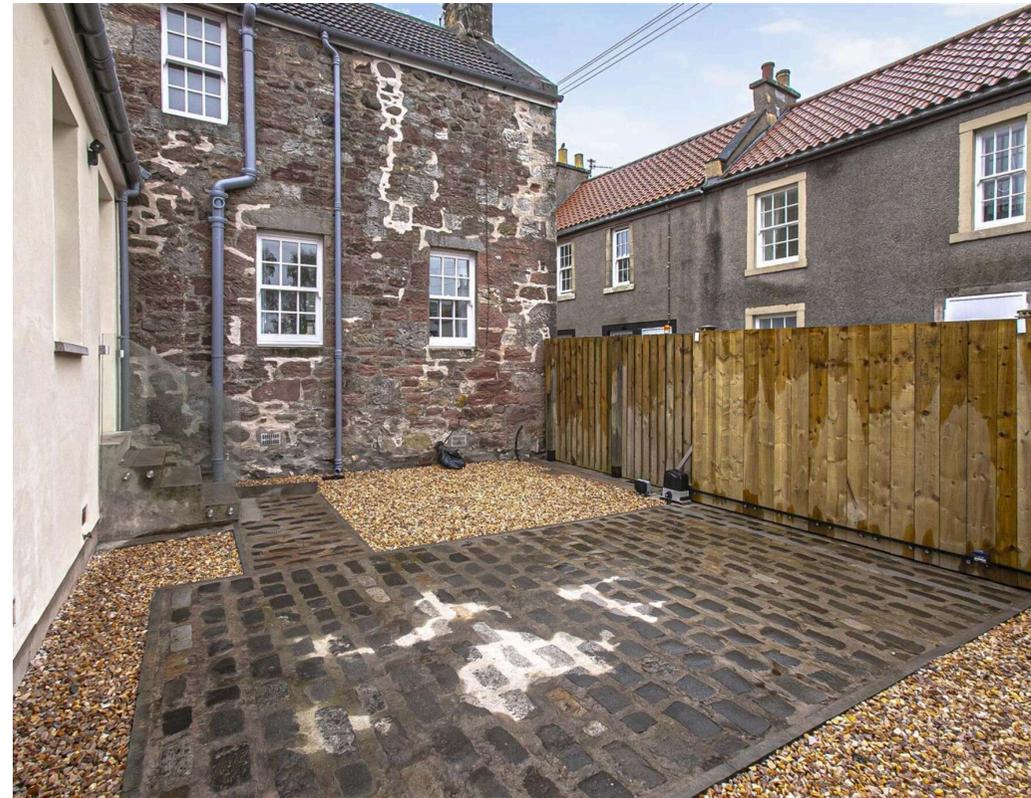
Viewings & Extras

All viewings are strictly by appointment through Morgans.

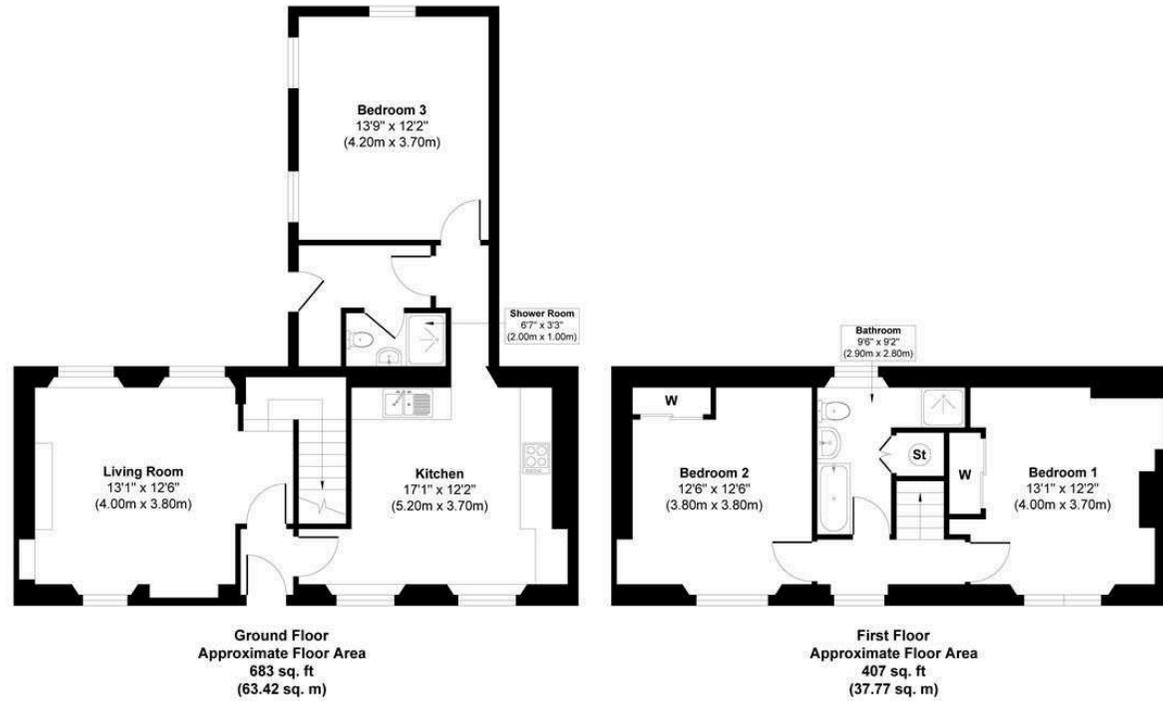
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



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Approx. Gross Internal Floor Area 1090 sq. ft / 101.19 sq. m

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