



**McEwan Fraser Legal**

Solicitors & Estate Agents

01383 660 570

6 Dalwhammie Street

KINROSS, KY13 8RG

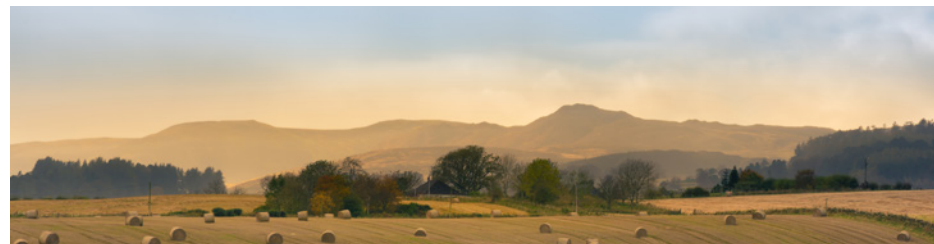
THE LOCATION

KINROSS, KY13 8RG

Dalwhammie Street sits in a desirable, modern residential area of Kinross and is within walking distance of most amenities including the swimming pool, library, Doctor's surgery, gym and all the lovely shops and cafes both Milnathort and Kinross have to offer. This home is also close to the park and ride in Kinross. Oft quoted as being the "best place to live", Kinross-shire, is a beautiful county bordered by Perthshire to the north, Fife to the East and South and Clackmannanshire to the West.

Set amidst gently rolling hills it is the ideal location for hillwalking, golf, cycling, fishing, bird watching or just relaxing and enjoying the beauty of Scotland. The county town, Kinross, is situated at junction 6 on the M90 providing easy access from Edinburgh, Glasgow, Dundee and Perth. A "park and ride" services make travelling throughout east-central Scotland easily viable on a daily basis with many making the commute to Dunfermline or Edinburgh from here.

Known as the gateway to the Highlands, Kinross-shire nestles around the stunning shores of Loch Leven. For a small county, Kinross-shire is rich in history and natural beauty. Excellent schooling is available at both primary and secondary School levels.



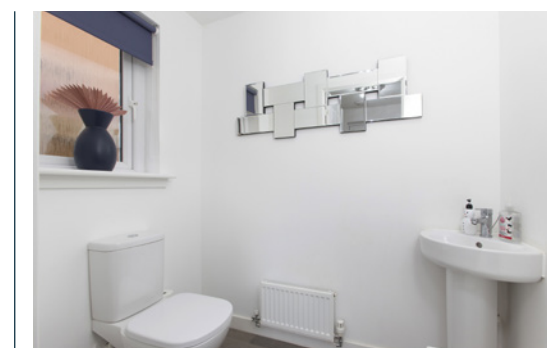
6 DALWHAMMIE STREET

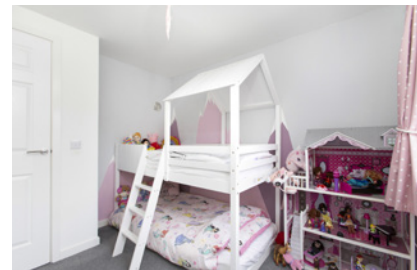
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Number 6 represents a superb opportunity to obtain a home one can "walk into" with some Premier Guarantee warranty still in place, this home has been beautifully maintained and enhanced to create a stunning home that is ready to walk into.

Generously proportioned accommodation is beautifully presented to the market and comprises; four bedrooms including a main bedroom with an en-suite shower room. The Lounge is carpeted and generously proportioned. The kitchen is accessed from the lounge affording good circulation and light dispersal. There is a fabulous family dining space in this kitchen along with an array of integrated appliances. French doors lead to the garden and patio. A door from the kitchen opens to the utility room and the guest cloakroom with a toilet and a wash hand basin. In addition, there is a garage. This home offers good storage cupboards adding to the pleasure of living in an organized manner. The bath and shower rooms are contemporary and inviting.

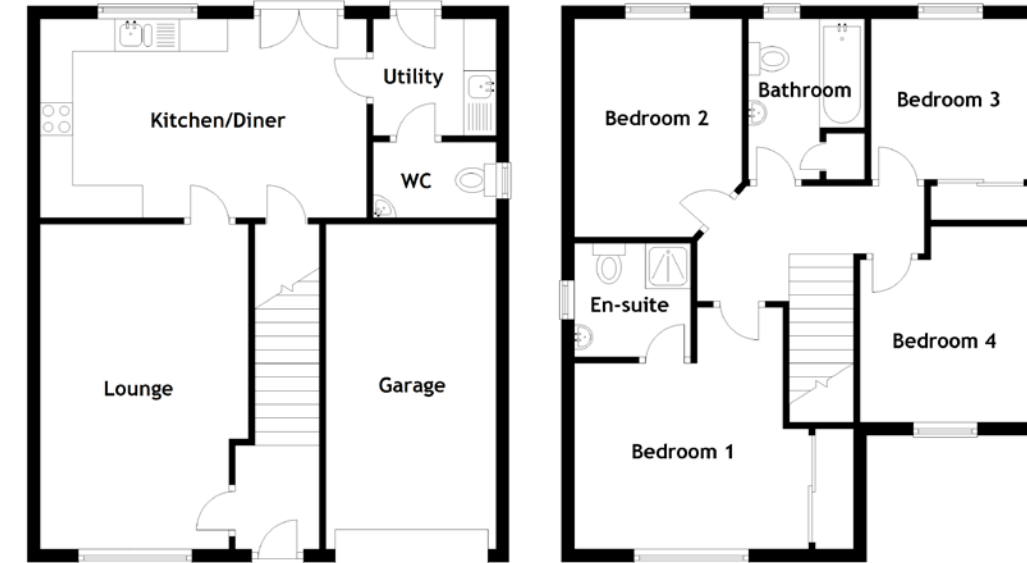
Additionally the property benefits from gas central heating, double-glazing and a driveway for two cars. The gardens to the rear are neat and bounded by wooden fencing and not overlooked, adding a degree of privacy. Good use of artificial grass and stunning stone paving along with raised planters create a sense of calm. This house style has proven to be a popular choice with buyers and offers excellent value for money.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

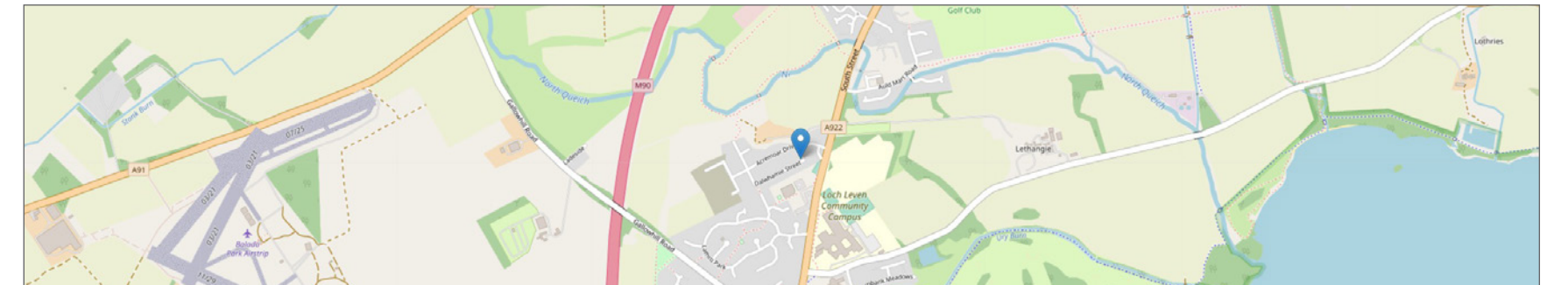


Approximate Dimensions
(Taken from the widest point)

Lounge	5.02m (16'6") x 3.22m (10'7")
Kitchen/Diner	5.05m (16'7") x 3.07m (10'1")
Utility	1.90m (6'3") x 1.80m (5'11")
WC	1.90m (6'3") x 1.20m (3'11")
Bedroom 1	3.73m (12'3") x 3.23m (10'7")
En-suite	1.80m (5'11") x 1.75m (5'9")
Bedroom 2	3.37m (11'1") x 2.59m (8'6")
Bedroom 3	2.48m (8'2") x 2.46m (8'1")
Bedroom 4	2.63m (8'8") x 2.59m (8'6")
Bathroom	2.48m (8'2") x 1.80m (5'11")
Garage	4.82m (15'10") x 2.33m (7'8")

Gross internal floor area (m²): 96m²

EPC Rating: B






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Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Corporate Account Manager



Layout graphics and design
ALLY CLARK
Designer