

# 65 Dalwhamie Street

KINROSS, PERTHSHIRE, KY13 8RG



*Four-bedroom detached family home,  
situated in a popular housing estate*



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Nestled within a popular housing estate, this generous four-bedroom detached family home offers a haven of comfort and convenience. Upon arrival, you're greeted by a driveway providing two parking spaces, complemented by a small lawned garden, adding a touch of greenery to the front facade.

# THE LIVING ROOM



Step through the entrance hall, where a staircase guides you to the first floor and grants access to the well-proportioned living room. Bathed in natural light from its front aspect, this inviting space sets the tone for relaxed family gatherings and entertaining.

# THE KITCHEN



Flowing seamlessly from the living room is the spacious kitchen/breakfast room, boasting a fully fitted kitchen complete with built-in appliances. A utility room and cloakroom are conveniently accessible from here, ensuring practicality in daily living. Patio doors beckon you to the garden, offering a serene outdoor retreat for alfresco dining or leisurely moments.



# THE UTILITY & WC





Upstairs, discover four generously sized bedrooms, some featuring fitted wardrobes for ample storage. The master bedroom indulges in the luxury of an en-suite three-piece shower room, enhancing privacy and convenience. The family bathroom, accessed from the landing, provides further comfort, while the loft hatch offers potential for expansion.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





# BEDROOM 4



Outside, the well-maintained garden beckons with its lush lawn, vibrant shrubs, and charming rockery. Pathways flank the property, leading to both sides of the house, while an outside water tap and lighting add practicality. With the garden backing onto a tranquil grassland area, privacy is assured, allowing for the peaceful enjoyment of outdoor spaces.

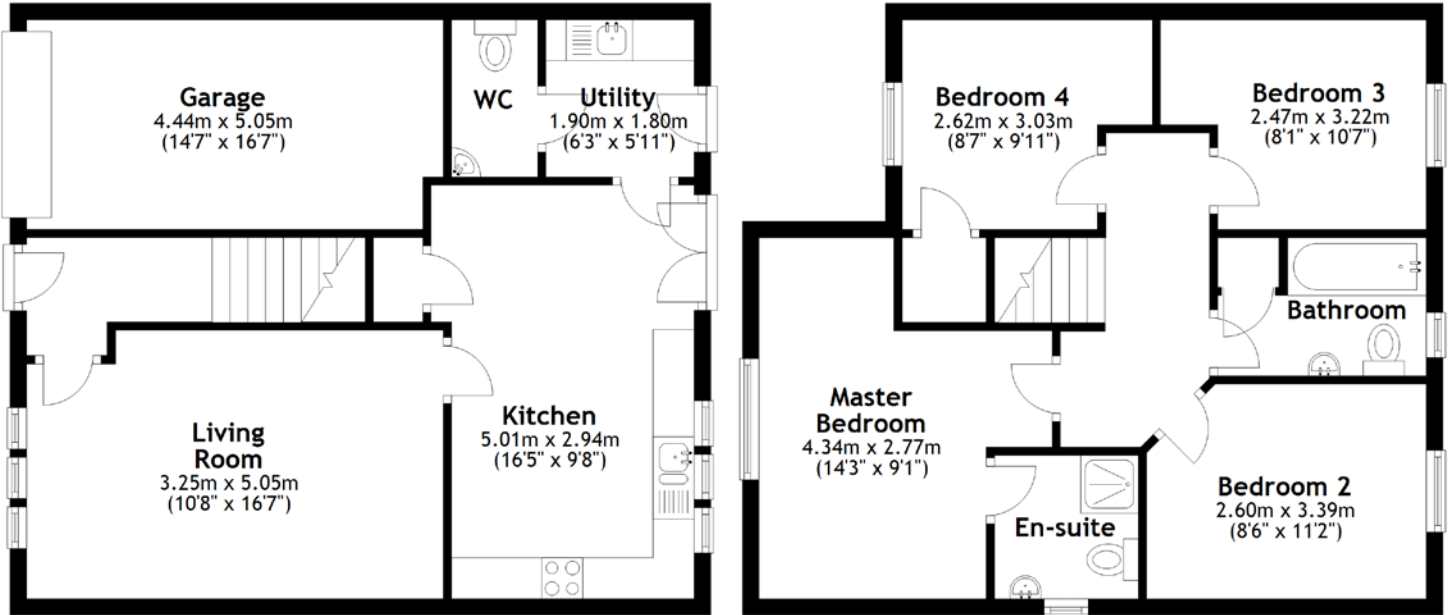
# EXTERNALS





Completing the picture is the garage to the front, offering additional storage or parking space. With its desirable location, spacious interiors, and immaculate presentation, this family home epitomizes modern living at its finest. An internal viewing is highly recommended to fully appreciate the charm and potential of this delightful property.

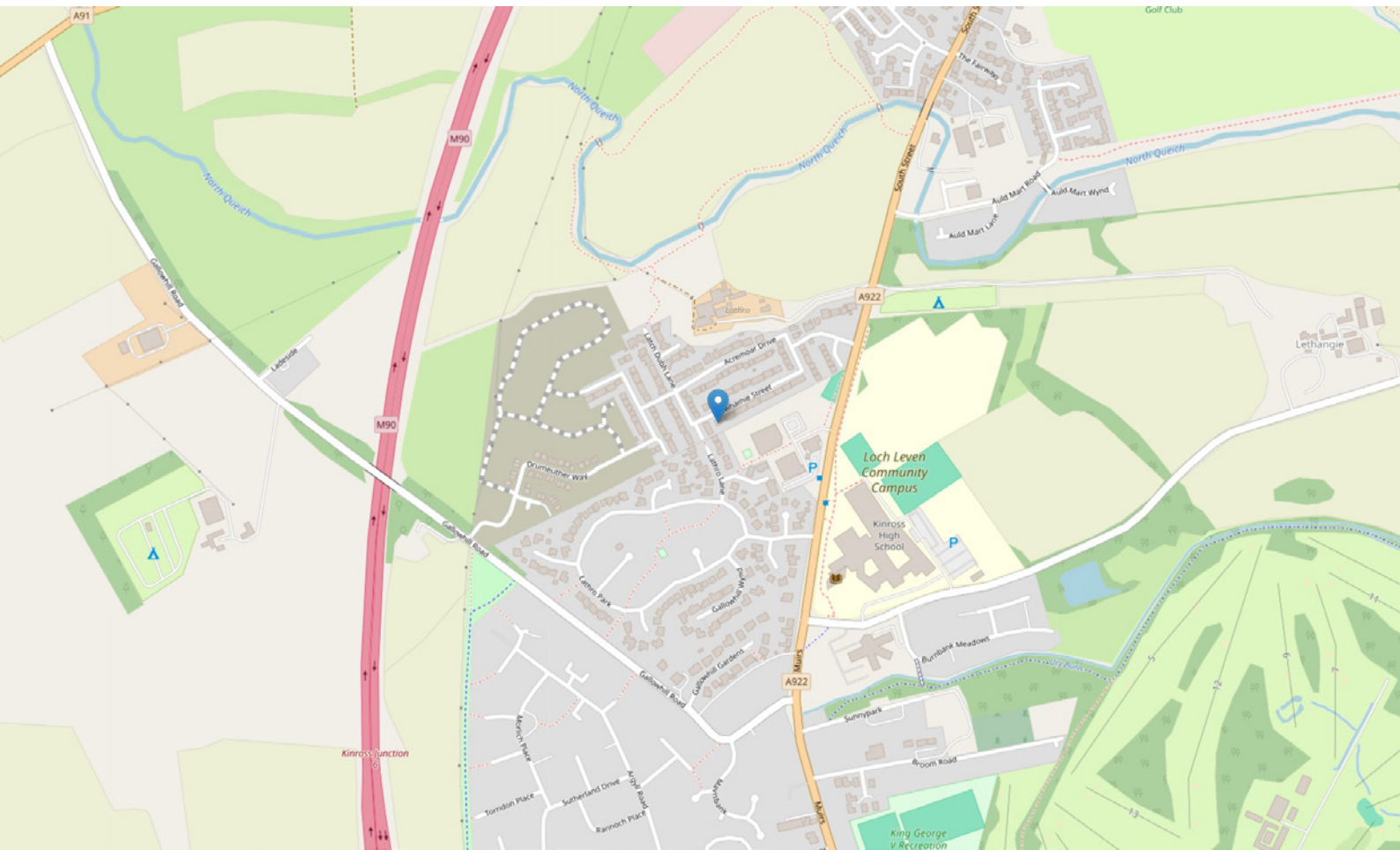
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup> | EPC Rating: C

Extras: Floor coverings, blinds and lights are included in the sale.



# THE LOCATION

Kinross, nestled in the heart of Fife, Scotland, exudes charm and character against the backdrop of stunning natural landscapes and historical significance. Situated on the tranquil shores of Loch Leven, Kinross offers residents and visitors alike a unique blend of scenic beauty, rich heritage, and modern amenities. Boasting a vibrant town centre, Kinross is home to a diverse array of shops, boutiques, cafes, and restaurants, catering to every taste and preference. Whether indulging in a leisurely stroll along the bustling High Street or exploring the local markets and artisanal vendors, there's no shortage of opportunities for shopping and socializing.





For those with a passion for the outdoors, Kinross is a paradise waiting to be explored. The picturesque Loch Leven, with its serene waters and picturesque trails, provides the perfect backdrop for a variety of recreational activities, including fishing, sailing, and birdwatching. The Loch Leven Heritage Trail offers panoramic views of the surrounding countryside, while nearby nature reserves and parks offer opportunities for hiking, cycling, and wildlife spotting. History enthusiasts will delight in Kinross's rich heritage, with notable landmarks such as Kinross House and Loch Leven Castle providing glimpses into the region's storied past. Visitors can immerse themselves in the history of Mary, Queen of Scots, who was famously imprisoned on the island of Loch Leven Castle, adding a layer of intrigue to the area's cultural tapestry.

Families are well-catered for in Kinross, with a range of educational institutions, recreational facilities, and community events fostering a strong sense of belonging and community spirit. The town's close-knit neighbourhoods and welcoming atmosphere make it an ideal setting for raising children and forging lasting friendships.

Conveniently located within easy reach of major transport links, including the M90 motorway and Kinross railway station, Kinross offers excellent connectivity to nearby cities such as Edinburgh, Dundee, and Perth, making it an attractive option for commuters and travellers alike.

Whether seeking a peaceful retreat amidst nature's splendour or a dynamic hub of activity and culture, Kinross beckons with its timeless allure and endless possibilities, promising a lifestyle enriched by tradition, beauty, and opportunity.



  
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