



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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89 Dalwhammie Street

KINROSS, KY13 8RG



Dalwhammie Street sits in a desirable, modern residential area of Kinross and within walking distance of most amenities. 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 level. There are a number of lovely little cake and coffee shops, gift shops, hairdressers and beauticians along with supermarkets, Pharmacy, Butchers etc. Everything on the doorstep.





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Number 89 represents a superb opportunity to obtain a home one can walk into with over 8 years NHBC still in place. Re-location forces the resale of this new home.

Generously proportioned accommodation is beautifully presented to the market and comprises; three bedrooms including the main bedroom with en-suite shower room. The Lounge is carpeted and provides ample space for a small dining table.

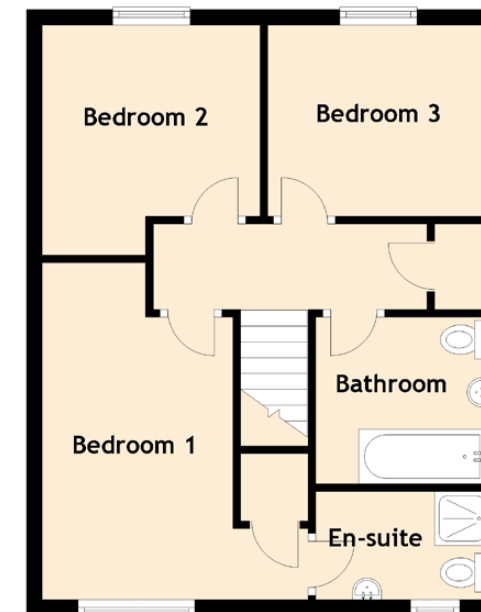
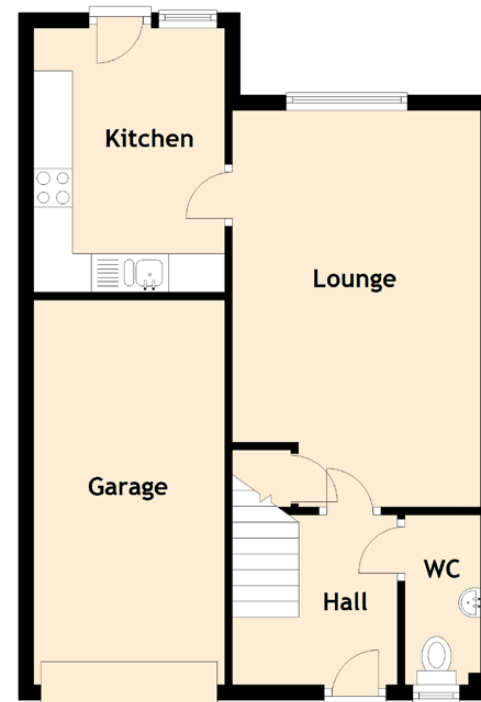
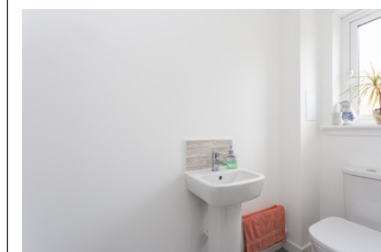
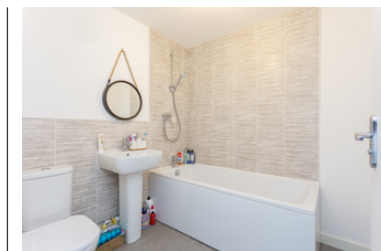
The kitchen is accessed from the lounge affording good circulation and light dispersal. A door from the kitchen opens to the enclosed garden. In addition, there is a garage. This home offers good storage cupboards adding to the pleasure of living in an organized manner. The bath and shower rooms are contemporary.

Additionally, the property benefits from gas central heating, double-glazing and driveway. The gardens to the rear are neat and bounded by wooden fencing. This house style has proven to be a popular choice with buyers.





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Approximate Dimensions  
(Taken from the widest point)

Lounge	5.13m (16'10") x 3.21m (10'6")
Kitchen	3.42m (11'2") x 2.47m (8'1")
Bedroom 1	4.29m (14'1") x 2.47m (8'1")
Bedroom 2	2.84m (9'4") x 2.47m (8'1")
Bedroom 3	2.86m (9'5") x 2.47m (8'1")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>

EPC Rating: C

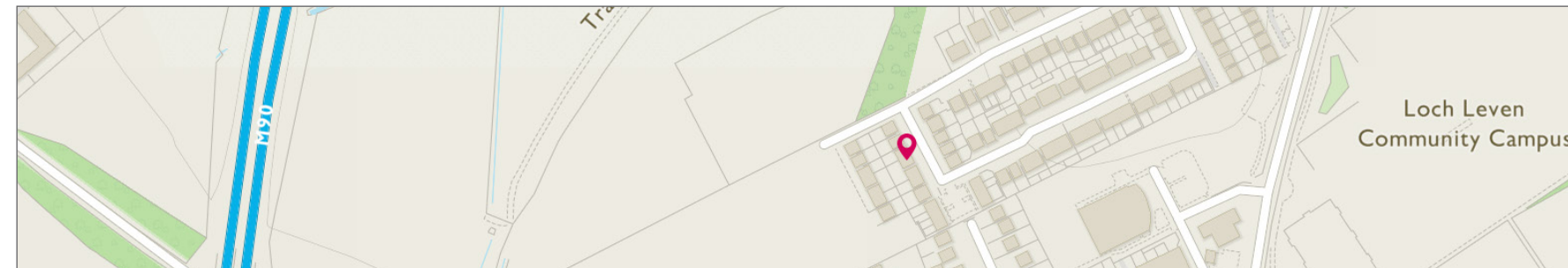


Image credit: <https://www.dumfries.gov.uk/images/>



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Text and description  
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Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
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 Designer