

**J & G
WILSON**

3 Balado Crossroads, Balado, by Kinross, KY13 0NJ.

Offers over £138,000.





Particulars of Sale

M90 1.5 miles, Kinross 2 miles & Crook of Devon 3.5 miles.

A spacious 3 bedroom semi-detached family home in an attractive semi rural setting with open views.

DIRECTIONS

Travel west on the A977 from Kinross towards Crook of Devon. Balado Crossroads is approximately 2 miles from the centre of Kinross. Turn left sign posted coldrain at Balado Crossroads and number 3 Balado Crossroads is set on the right hand side.

SITUATION

Kinross is nearby and offers amenities including primary and secondary schooling of excellent repute, small supermarkets, shops for everyday requirements, banks, Post Office, churches, local bus services, sports clubs, health care facilities and attractive walks around Loch Leven and in the surrounding countryside.

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, golf courses and recreational amenities.





DESCRIPTION

An attractive and spacious three bedroom semi-detached home which enjoys a lovely semi rural setting with country views.

The property is perfect for family buyers excellent storage space, an oil fired central heating system (recently installed boiler) and double glazing. The design includes a hall with alcove, a large lounge, a fitted breakfasting kitchen / appliances, dining room or possible study, family bathroom with corner suite / electric shower, upper landing and three spacious bedrooms with wardrobes.

Outside the property has level gardens and a side driveway. The rear gardens are west facing and back onto open fields. There is a large timber shed which could be used as workshop space as well as storage.

The property is ideally placed for country pursuits but is within minutes travel of commuter links, schooling, sports clubs and shops.

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 / 07979 105615 or email d.fergusson@jgwilson.co.uk

COUNCIL TAX

The property is Band C.

ENERGY RATING

The property is rated as D (68).

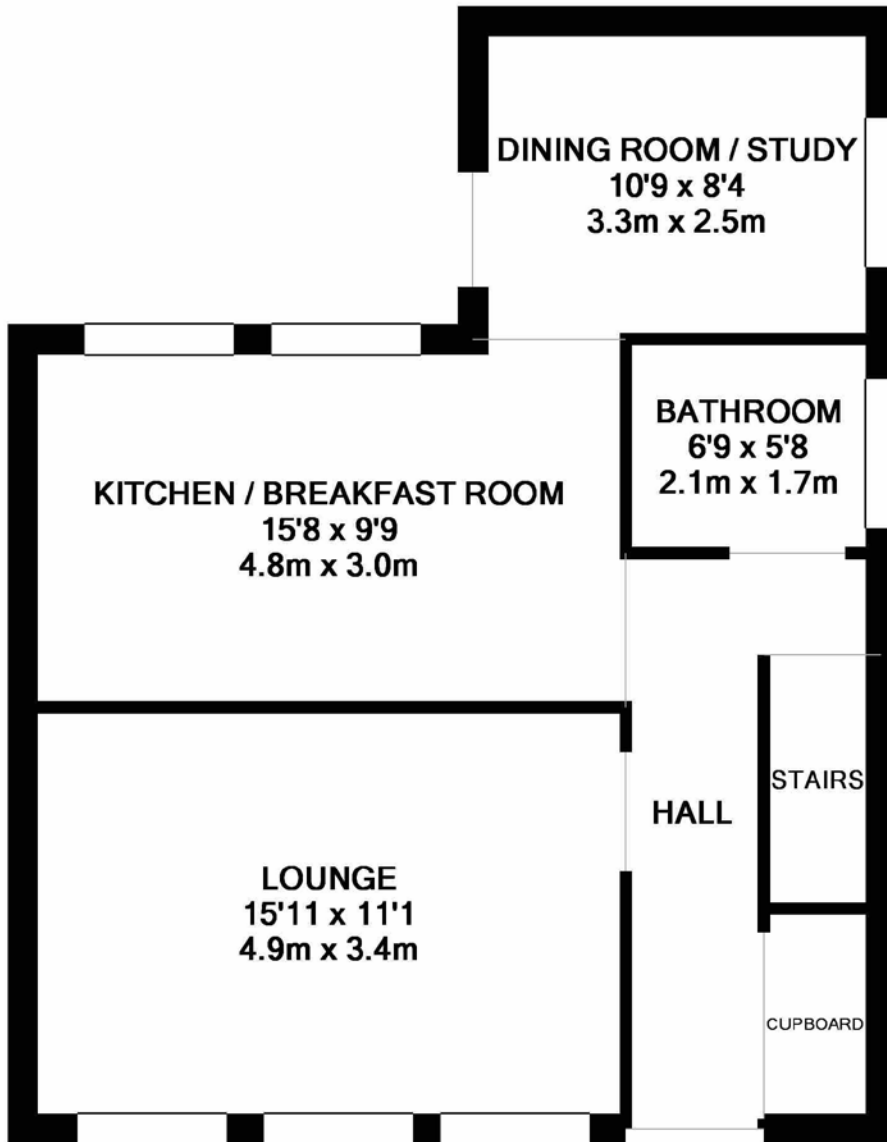
Particulars prepared August 2019.

Our other personal legal services include wills, trusts and executry business and guidance on inheritance tax or capital gains tax.

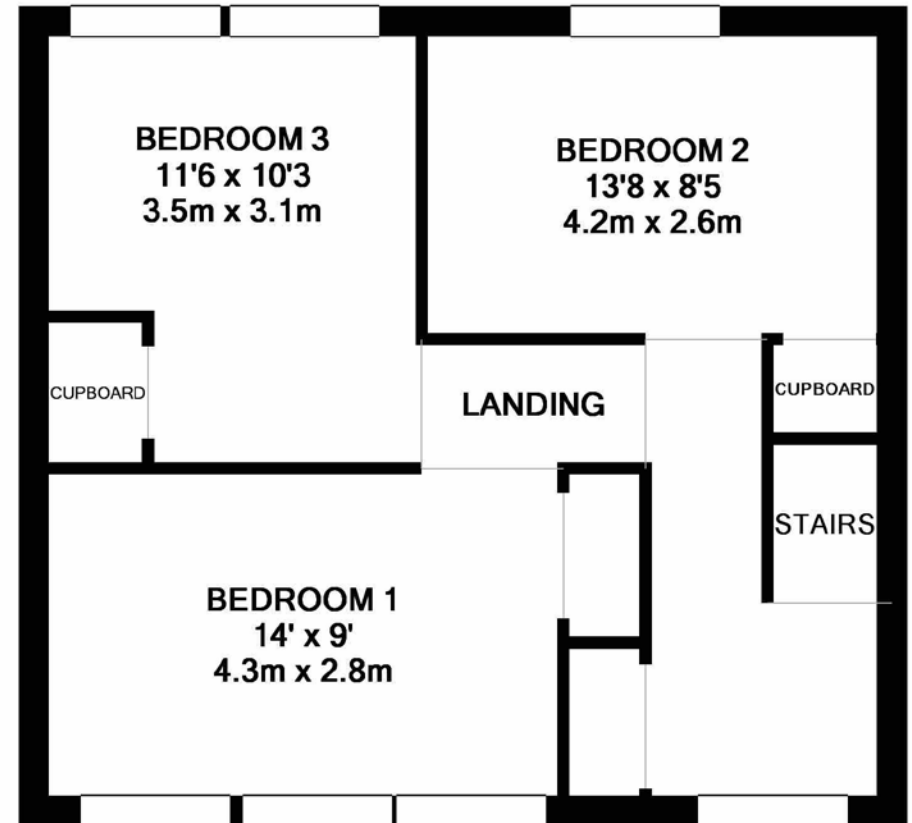
Members of The Law Society of Scotland. Members of the ESPC and The PSPC.

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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● LANDMARK INFORMATION

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PARTICULARS AND MISREPRESENTATION

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Selling Agents

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