

**J & G  
WILSON**  
**LAW & PROPERTY**



**4 ALEXANDER DRIVE  
KINROSS**

**OFFERS IN THE REGION OF £110,000**

J & G Wilson Law & Property is delighted to present to the market this semi-detached villa in this popular location of Kinross, with no shortage of available country pursuits on the doorstep. There are local amenities to suit most needs, all within easy reach of the property to include; shopping, banking, pubs, hotels, primary schooling, golfing and bowling. The town also offers secondary education with the state of the art Kinross High School and adjoining Community Campus, as well as the popular leisure centre and Heritage Trail at Loch Leven. There is a good local bus service and the town lies close to the M90 making this an ideal location for the commuter travelling north or south.

The property is a generous sized villa in need of some upgrading but has the excellent potential to be upgraded into a fabulous family home, situated in a cul de sac location. Comprising: entrance hall, lounge, conservatory, kitchen, rear hall with cupboard, three double bedrooms, bathroom and WC. The property further benefits from gas central heating and double glazing. There are well- established gardens to the front and rear, driveway.

Measurements have been taken using a sonic tape and are believed to be correct although, clients must satisfy themselves regarding the same.

J & G Wilson have not tested any of the appliances or utilities and therefore, cannot verify their working condition.

- Entrance hallway
- Lounge (14' x 10'9")
- Conservatory (14' x 7'6")
- Kitchen (14' x 6')
- Bedroom 1 (14'4" x 10'9")
- Bedroom 2 (12'8" x 9'2")
- Bedroom 3 (10'42 x 10'2")
- Bathroom (6'9" x 6'5")
- WC (3'3" x 3')

Viewing is by appointment 01577 862302

EPC = D



4 Alexander Drive, Kinross  
Schematic Diagram only - Not to scale

Our other personal legal services include

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J & G Wilson Law and Property are for themselves and for the owners of this property whose agents they are give notice these particulars are set on as a general outline only for the guidance of intending purchasers or tenants, and do not constitute part of an offer or contract