

**J & G
WILSON**

Kirklands, 10 High Street, Kinross, KY13 8AW.

House 1 – Reserved.

House 2 – Reserved.

Apartment 1 – Fixed price £255,000.

Apartment 2 – Reserved.

Apartment 3 – Fixed price £260,000.

Apartment 4 – Reserved.





Particulars of Sale

A prestigious development of two luxury townhouses and four superb apartments.

DIRECTIONS

On entering Kinross from the M90 follow the road directly ahead leading past the primary school on Station Road. At the roundabout at the centre of Kinross turn left onto the High Street. Follow the road and Kirklands is on the left hand side after the TSB Bank and before The Green Hotel.

SITUATION

Kinross offers superb amenities including primary and secondary schooling of excellent repute, small supermarkets, shops for everyday requirements, 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.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.





DESCRIPTION

The development will commence in Autumn 2019 and completions are expected in Spring 2020. The properties will come with a 10 year NHBC guarantee and will be professionally factored.

Apartment 1 (ground floor right) and Apartment 3 (upper floor right) are the only remaining properties in the development as reservations have been made on all other units.

Apartment 1

Hall 18'4 x 5'7 (5.60m x 1.70m)

Lounge 15'5 x 14'9 (4.70m x 4.50m)

Kitchen / Dining 15'5 x 12'1 (4.70m x 3.70m)

Bedroom 1 11'6 x 10'4 (3.50m x 3.15m)

En Suite 11'6 x 5'3 (3.50m x 1.60m)

Bedroom 2 11'9 x 9'10 (3.60m x 3.00m)

Bedroom 3 11'6 x 7'10 (3.50m x 2.40m)

Bathroom 8'3 x 7'10 (2.50m x 2.40m)

Utility 4'3 x 3'11 (1.30m x 1.20m)

Apartment 3

Hall 18'4 x 5'7 (5.60m x 1.70m)

Lounge 15'5 x 14'9 (4.70m x 4.50m)

Kitchen / Dining 15'5 x 12'1 (4.70m x 3.70m)

Bedroom 1 11'6 x 10'4 (3.50m x 3.15m)

En Suite 11'6 x 5'3 (3.50m x 1.60m)

Bedroom 2 11'9 x 9'10 (3.60m x 3.00m)

Bedroom 3 11'6 x 7'10 (3.50m x 2.40m)

Bathroom 8'3 x 7'10 (2.50m x 2.40m)

Utility 4'3 x 3'11 (1.30m x 1.20m)

These apartments comprise a reception hall, a lounge open plan to dining room and kitchen, utility area, 3 bedrooms, master en-suite shower room and bathroom. The specification includes in built wardrobes to the bedrooms, gas central heating and double glazing.

There is the opportunity to choose your kitchen and Siemens appliances from Kitchens International of Bathgate and your bathrooms from Porcelanosa. There is also the opportunity to pick tiles and floor coverings allowing full customisation for parties reserving before the development is completed.

Outside there is a private courtyard with access via a secure entry electric gate. There will be allocated parking for residents and visitor parking. Apartment 1 will have its own small outdoor area to the rear and apartment 3 will have access to a shared outdoor amenity area.

Reservations can be made by payment of a £250 deposit and then a further payment of £1,000 on conclusion of missives. The total of £1,250 paid will be deducted from the purchase price.

This is a wonderful opportunity to purchase a luxury new build home in a high amenity central location.

GENERAL INFORMATION

FURTHER INFORMATION

Please telephone J & G Wilson on 01577 862302 or email us on 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 or email contact@jgwilson.co.uk

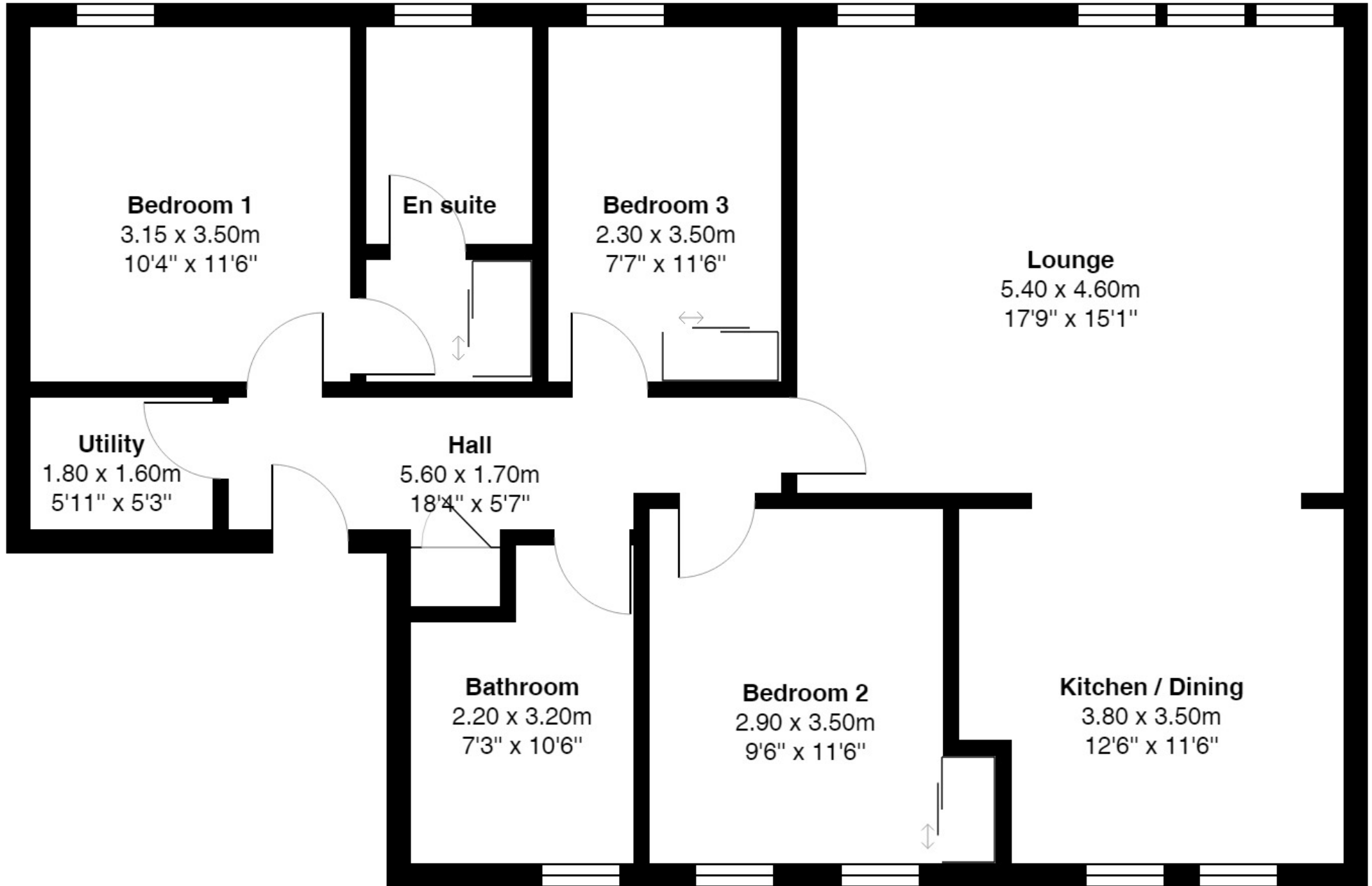
COMPUTER GENERATED IMAGES

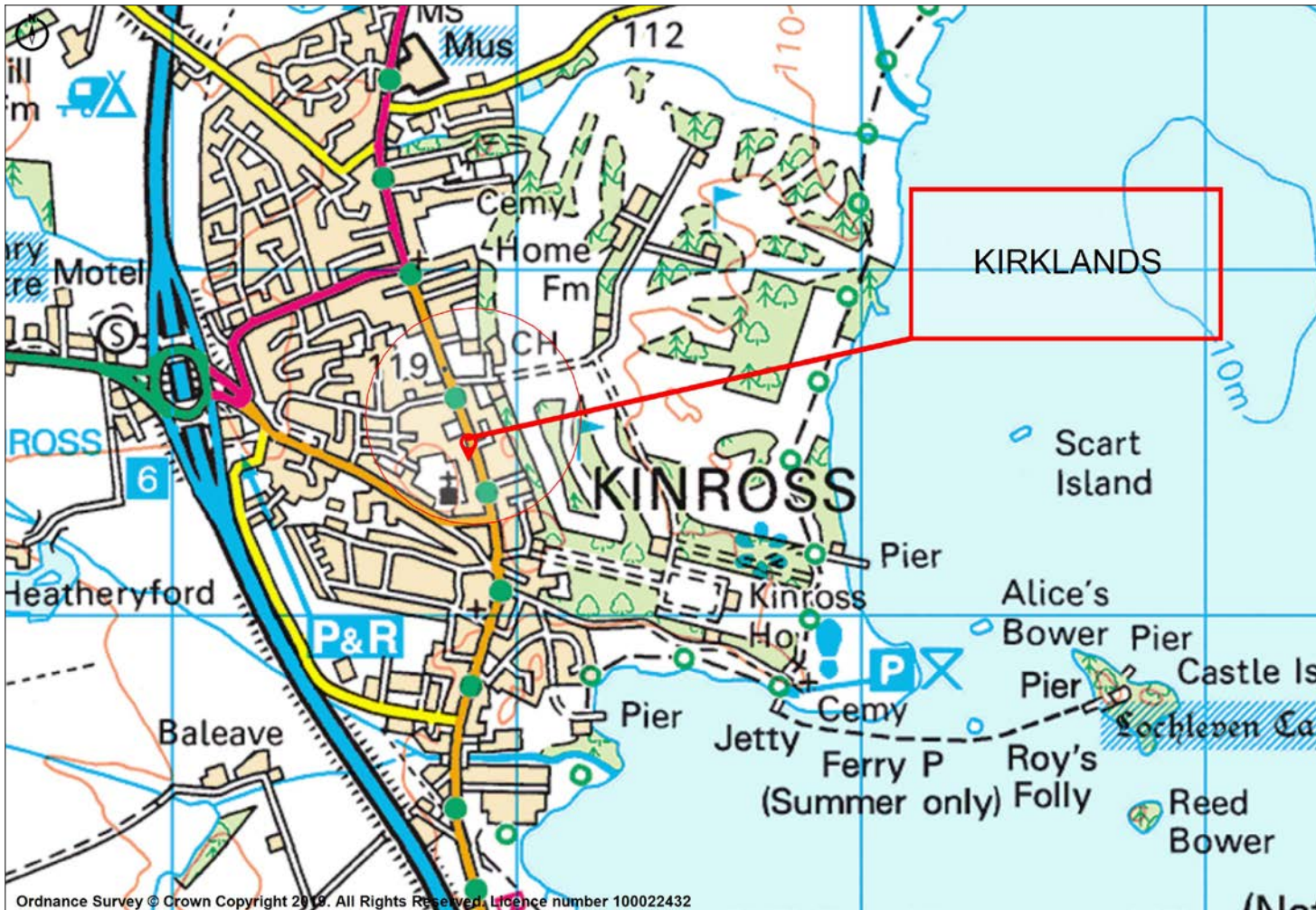
The images within the brochure are computer generated to give an indication of completed finishes. The images are not exact and final finishes may differ.

COUNCIL TAX BANDS & ENERGY RATINGS

To be confirmed.

Particulars prepared October 2019.





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LANDMARK INFORMATION

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PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & 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.

Selling Agents

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