

25 McWilliam Place, Kinross



Law Location Life

25 | Mcwilliam Place | Kinross

An Outstanding Semi-Detached Villa, beautifully presented and extensively upgraded throughout, set within a highly sought-after residential location, close to all local amenities and schools.

The generously proportioned accommodation is in true walk-in condition and offers quality, space and an enviable setting and comprises; Entrance Hallway, Open Plan Sitting Room/Dining Room/Kitchen, Pantry, Upper Level Landing, Master Bedroom, 2 further Bedrooms and Family Bathroom.

Externally, the property is set within attractive, well-maintained gardens, with a driveway to the front and side providing convenient off-street parking.

Viewing is highly recommended to appreciate the quality, space and desirable setting on offer.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is Herringbone LVT flooring, doors providing access to the sitting room and storage cupboard and carpeted staircase to the upper level.

Sitting Room

A great sized reception room with Herringbone LVT flooring, large window to the front and open access into the kitchen/dining room.

Open Plan Kitchen/Dining Room

The heart of this home is this fantastic open plan kitchen/dining room with Herringbone LVT flooring throughout, kitchen storage cupboards at base and wall levels, worktops, stainless steel 11/2 bowl sink and drainer and feature kitchen island with seating for 4, integrated fridge and freezer and additional storage. Fitted appliances include, oven, electric hob, extractor fan and dishwasher. There are spaces for other appliances, windows to the side and rear and doors providing access to the pantry cupboard and rear garden. The dining area has built in storage cupboards and French doors to the rear, out to the sun deck in the rear garden.

Upper Level Landing

A carpeted landing has a window to the side and provides access to 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

A double bedroom with carpeted flooring, window to the front and fitted wardrobe.

Bedroom 2

A further double bedroom with fitted wardrobe, window to the rear and carpeted flooring.

Bedroom 3

Bedroom 3 has carpeted flooring, a fitted wardrobe and window to the front.

Family Bathroom

The family bathroom comprises; wc, wash hand basin with storage, bath with shower over, chrome towel radiator and window to the rear.

Garden

The enclosed rear garden has a large sun deck, perfect for outdoor entertaining, small lawn, large timber shed, mature tree and plants and shrubs.

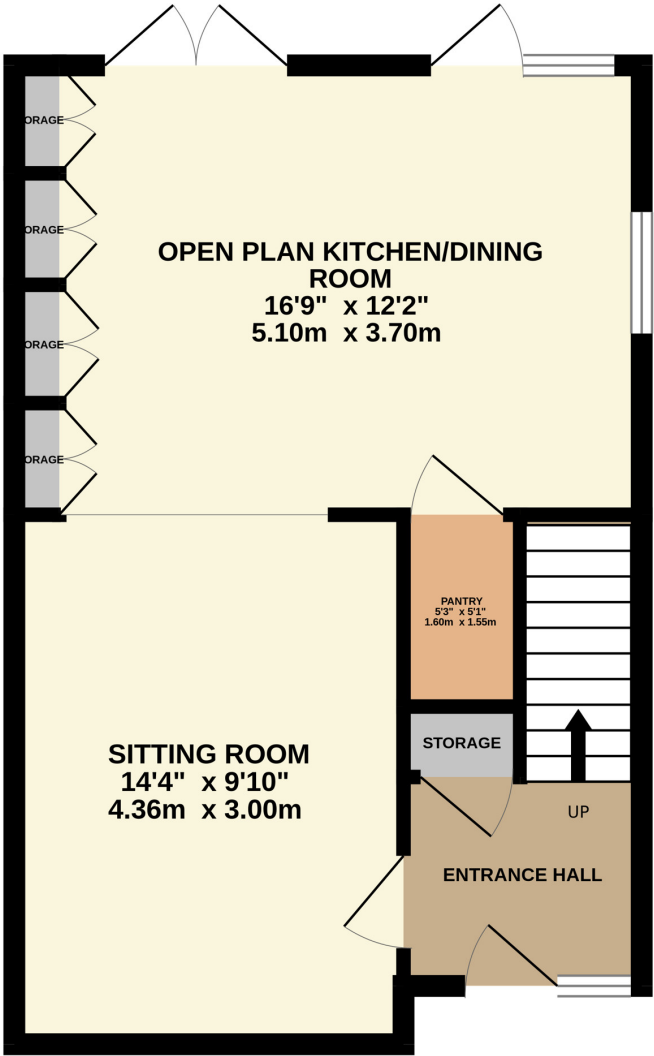
Driveway

There is a driveway to the front and side of the property.

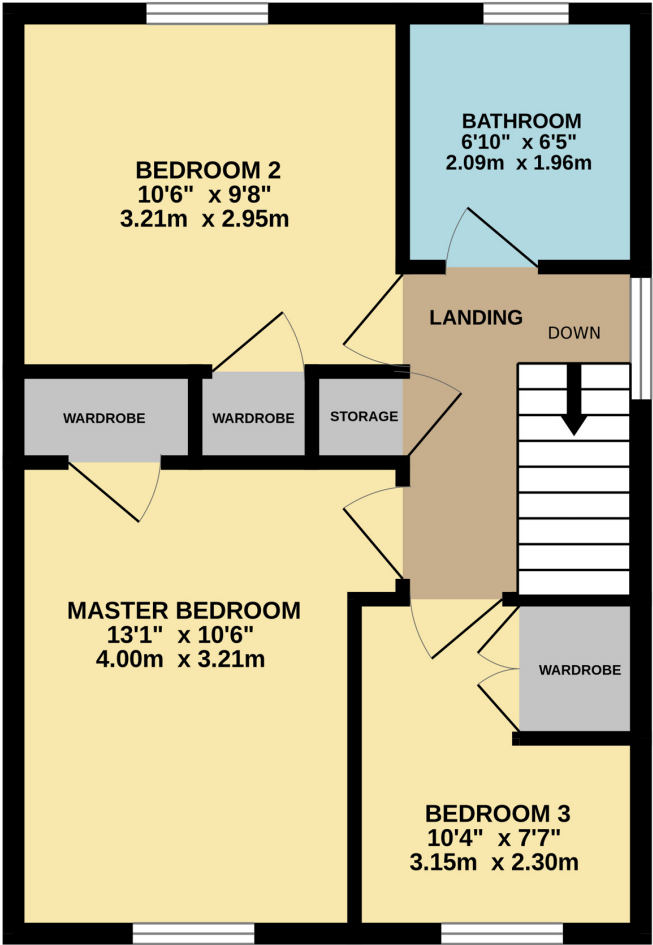
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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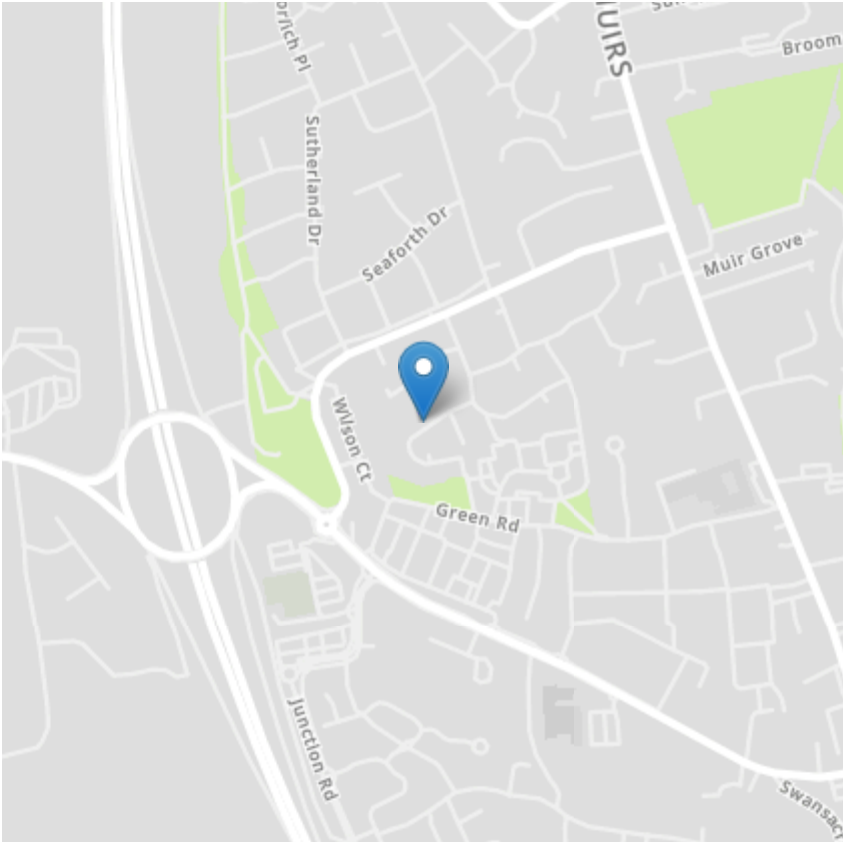




MCWILLIAM PLACE, KINROSS

- A BETTER PLACE TO LIVE

The highly sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

