

77 Dalwhamie Street, Kinross



Law Location Life

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Situated within a quiet cul-de-sac in the highly sought-after town of Kinross, this Immaculately Presented Terraced Villa offers stylish, move-in-ready accommodation ideal for first-time buyers, downsizers, or small families. Presented in true walk-in condition, the property benefits from fresh, neutral décor throughout, creating a bright and welcoming atmosphere from the moment you step inside.

The ground floor comprises a spacious lounge with a staircase leading to the upper level, providing a comfortable and well-proportioned living space. To the rear, the contemporary dining kitchen is fitted with a range of modern base and wall-mounted units, combining both style and practicality. There is ample space for a small dining table and chairs, and a door provides direct access to the enclosed, west-facing rear garden—perfect for enjoying afternoon and evening sun. A convenient ground floor WC/cloakroom is also accessed from the kitchen. Upstairs, the property continues to impress with two generously sized double bedrooms and a modern family bathroom, finished to a high standard.

Externally, the home benefits from a private parking space to the front, while the fully enclosed rear garden offers a low-maintenance outdoor area ideal for relaxing or entertaining.

Ideally located close to a range of local amenities, schooling, and transport links, this attractive home combines comfort, style, and convenience in a desirable residential setting.

Early viewing is highly recommended.





Accommodation

Sitting/Dining Room

Entry is from the front into the bright and spacious sitting room, there is carpeted flooring, window to the front, staircase to the upper level and doors providing access to the dining kitchen and under stair storage cupboard.

Dining Kitchen

A contemporary kitchen with storage units at base and wall levels, worktops and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob and extractor fan. There is space and plumbing for a fridge/freezer and washing machine and space for a small dining table. Additionally there is a window and door to the rear, vinyl flooring and door to the wc/cloakroom.

WC/Cloakroom

A spacious wc/cloakroom with vinyl flooring, pedestal wash hand basin and wc.

Upper Level

A carpeted staircase and landing provides access to 2 double bedrooms and family bathroom.

Master Bedroom

A double bedroom with carpeted flooring, window to the front and storage cupboard.

Bedroom 2

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

Family Bathroom

The family bathroom has vinyl flooring, bath with shower over, pedestal wash hand basin and wc. There is a hatch to the attic space.

Gardens

The property benefits from a fully enclosed West facing garden. It is predominantly laid to lawn with patio area, storage shed and is perfect for outdoor entertaining.

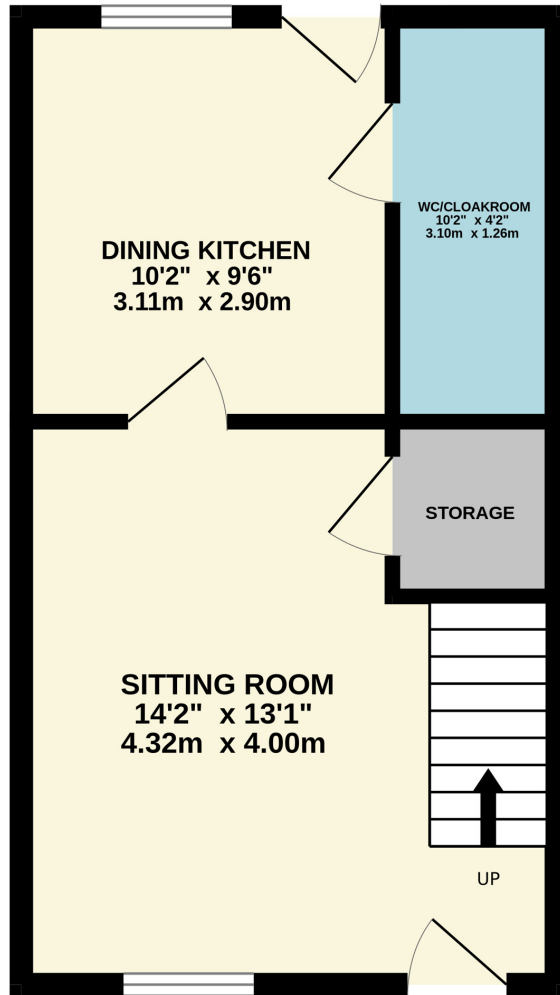
Parking

There is a designated parking space to the front directly outside the property.

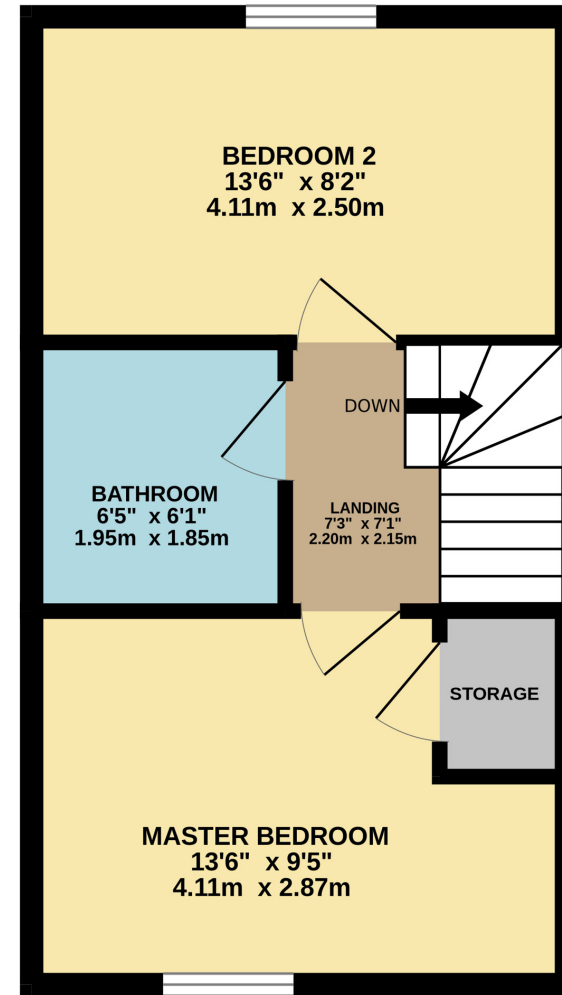
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

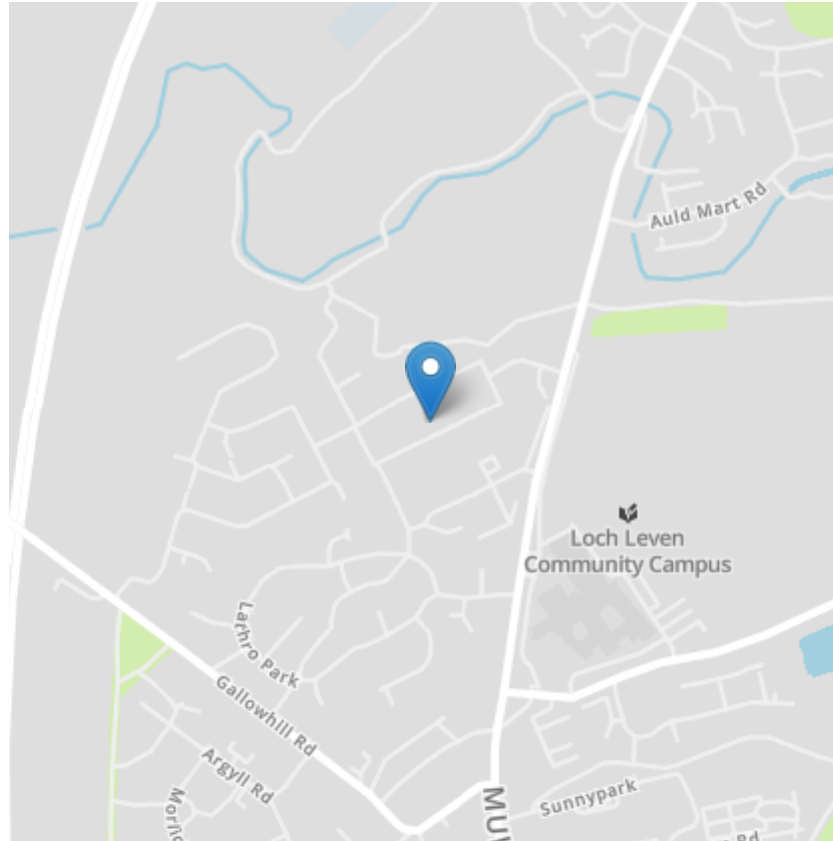






DALWHAMIE STREET, KINROSS - A BETTER PLACE TO LIVE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		85	86
England, Scotland & Wales		EU Directive 2002/91/EC	

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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

