

16 Nan Walker Wynd, Kinross



Law Location Life

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Beautifully Presented Detached Villa situated within one of Kinross's most sought-after residential developments, just a short walk from the picturesque shores of Loch Leven and the popular Heritage Trail. Offering spacious and versatile accommodation, this superb family home is perfectly suited to modern living in a highly desirable location.

Finished to a high standard throughout, the property offers bright, well-proportioned accommodation comprising a welcoming reception hallway, elegant sitting room and a spacious dining kitchen, forming the heart of the home and ideal for both everyday family life and entertaining. A versatile family room provides valuable additional living space and could equally be utilised as a fourth bedroom, playroom or home office, while a convenient cloakroom/WC completes the ground floor.

On the upper level, the generous principal bedroom benefits from an en-suite shower room, while two further well-proportioned bedrooms are served by a family bathroom. A substantial loft provides excellent additional storage.

Externally, the property is complemented by beautifully maintained gardens, offering an ideal setting for relaxing and outdoor entertaining. A particular highlight is the attractive timber-clad garden room, providing a highly versatile space ideal as a home office, studio, gym or peaceful retreat. There is also a mono block driveway to the front, providing parking for 2 vehicles.

Ideally positioned within easy reach of Kinross's excellent range of shops, cafés, restaurants, leisure facilities and highly regarded schools, the property also benefits from superb transport links via the nearby M90, providing convenient access to Edinburgh, Perth, Dundee and the wider Central Belt.

Combining flexible family accommodation, a sought-after location and excellent outdoor space, this outstanding detached villa presents a fantastic opportunity to acquire a quality home close to the natural beauty of Loch Leven and its renowned Heritage Trail.





Accommodation

Reception Hallway

Entry is via the front door into a welcoming reception hallway, providing access to the sitting room, dining kitchen, family room/Bedroom 4, WC/cloakroom and staircase leading to the upper level.

Sitting Room

A bright and spacious reception room featuring a bay window to the front and an additional window to the side, allowing an abundance of natural light.

Dining Kitchen

A spacious open-plan dining kitchen fitted with a range of base and wall-mounted units, complemented by worktops, splashback tiling and a stainless steel sink with drainer. Integrated appliances include a double oven, gas hob, extractor hood and fridge/freezer, with space and plumbing for both a dishwasher and washing machine. A window and glazed door provide access to the rear garden, with another additional window to the side and ample space for a family dining table.

Family Room/Bedroom 4

A versatile room created from a garage conversion, offering flexibility as a family room, home office, playroom or fourth bedroom. The room benefits from a front-facing window, French doors opening onto the rear garden and a useful fitted storage cupboard.

WC/Cloakroom

Fitted with a WC and pedestal wash hand basin, with a side-facing window providing natural light and ventilation.

Upper Level Landing

The upper landing benefits from a side-facing window and provides access to the principal bedroom, two further bedrooms, the family bathroom, a useful storage cupboard and hatch access to the attic.

Principal Bedroom

A generous double bedroom with a rear-facing window, fitted wardrobe with mirrored sliding doors and direct access to the en suite shower room.

En Suite Shower Room

Comprising a shower enclosure, concealed cistern WC, wash hand basin set within a vanity unit, chrome heated towel radiator and a rear-facing window.

Bedroom 2

A well-proportioned double bedroom with windows to the front and side, together with a fitted wardrobe featuring mirrored sliding doors.

Bedroom 3

Currently utilised as a dressing room, this versatile bedroom features a fitted wardrobe with mirrored sliding doors, additional wardrobe storage and a front-facing window.

Family Bathroom

The family bathroom is fitted with a bath, concealed cistern WC, wash hand basin with vanity storage, chrome heated towel radiator and a side-facing window.

Gardens

The front garden is laid to lawn, while the fully enclosed rear garden has been designed for ease of maintenance with generous patio areas and decorative stone chippings, creating an ideal space for outdoor dining and entertaining. The garden further benefits from a timber shed and a detached garden room.

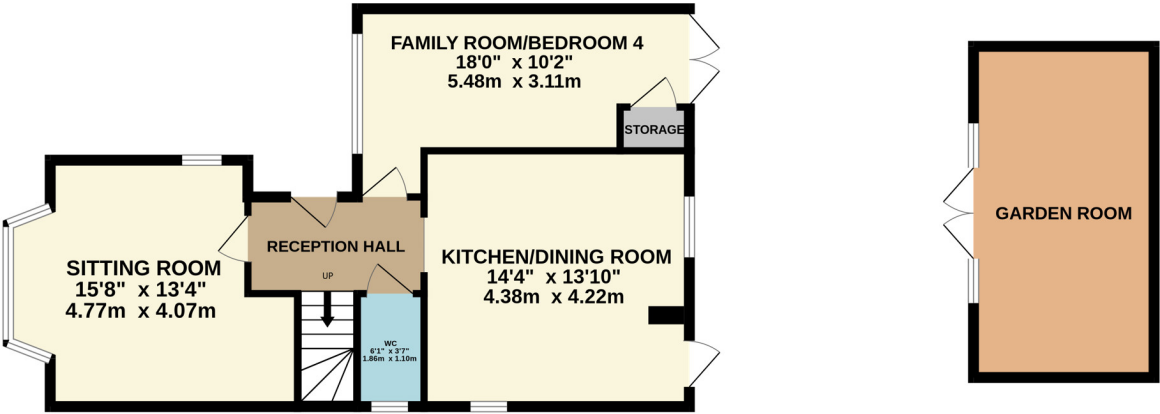
Garden Room

A fantastic addition to the property, the garden room features double French doors, power and lighting, making it ideal as a home office, gym, hobby room or relaxing garden retreat.

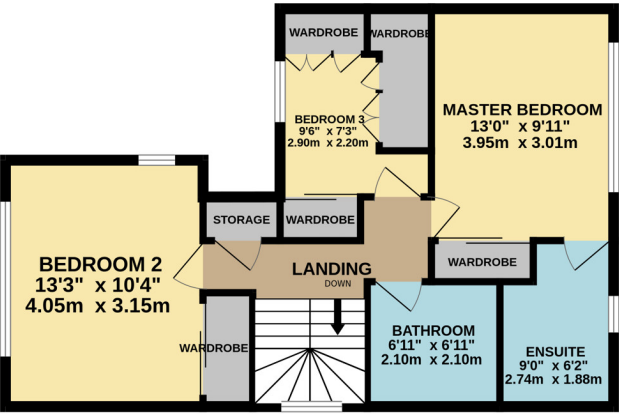
Driveway

A mono block driveway to the front of the property provides off-street parking for two vehicles.

GROUND FLOOR



1ST FLOOR



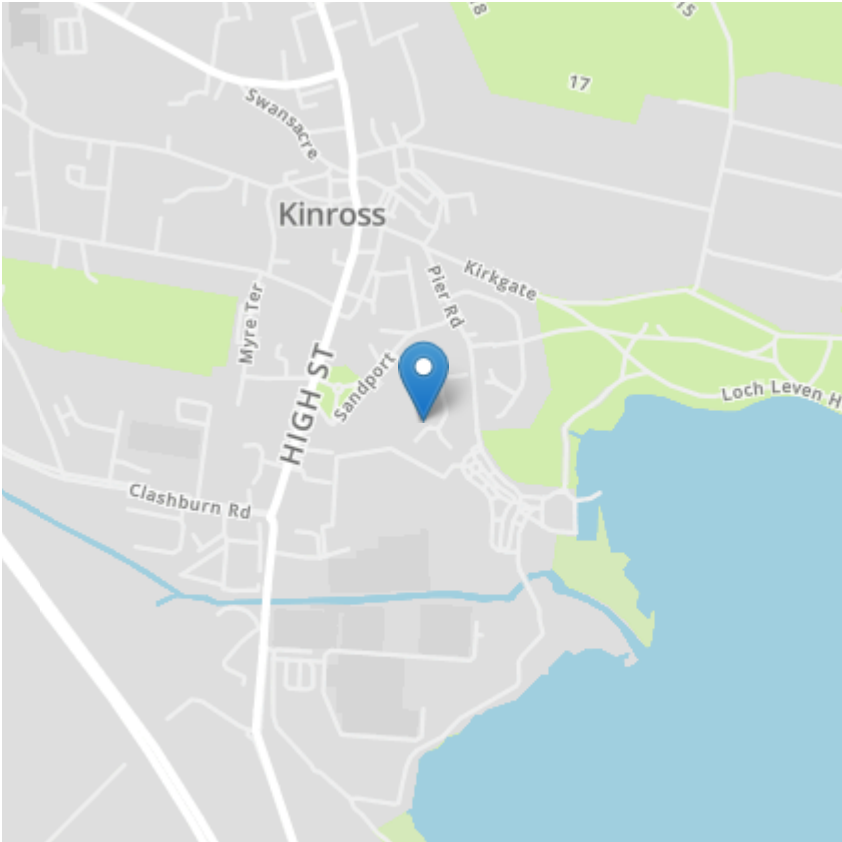
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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NAN WALKER WYND, 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.



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		
	77	82
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		
	79	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

