

92 Muirs, Kinross



Law Location Life

92 | Muirs | Kinross

Substantial Extended Detached Period Cottage situated on a large plot, in a prestigious location in the heart of Kinross.

Offering spacious and flexible accommodation, this beautifully presented home offers potential for two family living or business opportunities.

The property comprises; Ground Level - Entrance Vestibule, Hallway, Sitting Room, Open Plan Kitchen/Dining/Family Room, Utility Room, Laundry Room/Boot Room, 2 Downstairs Bedrooms, Bathroom & Shower Room.

First Floor - 2 further Bedrooms both with En Suite WC Rooms.

Externally the property further benefits from an integral garage (currently utilised as a playroom), outbuilding/workshop, enclosed attractive West facing rear garden and large driveway with landscaped front garden.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the tiled entrance vestibule. A door provides access into the reception hallway.

Reception Hallway

The reception hallway has laminate flooring with doors providing access to the sitting room, open plan kitchen/dining/family room, 2 double bedrooms, Utility room, family bathroom and storage cupboard.

Open Plan Kitchen/Dining/ Family Room

Spacious open plan room with laminate flooring, windows and door to the side. This space was previously used as a granny annex. The contemporary kitchen has storage units at base and wall levels, feature kitchen island with fitted fridge and space for a freezer, seating for 2 and further storage. Additionally, there are complementary worktops, stainless steel sink and drainer, fitted oven, electric hob and extractor fan. There is a dining room area with ample space for a large dining table, family room with patio doors overlooking the rear garden, staircase to the upper level and door to the inner hallway to the shower room.

Shower Room

Accessed via a small inner hallway with storage cupboard, the shower room is fully tiled with walk in shower with Mira Sport Max Shower, his and her wash hand basins with storage, wc, chrome towel radiator* and window to the side.

Sitting Room

A formal sitting room with window to the front, fireplace with coal effect gas fire and carpeted flooring.

Utility Room

A large utility room with vinyl flooring, storage units, ceramic 1 1/2 bowl sink and drainer, worktops and spaces for appliances. There is a window to the side and door to the laundry/boot room.

Laundry/Boot Room

The laundry/boot room has storage units and spaces for appliances. There is vinyl flooring, window to the rear and door to the side.

Bedroom 3

A double bedroom with carpeted flooring, shelved Edinburgh press and window to the front.

Bedroom 4

A double bedroom with carpeted flooring and window to the side.

Bathroom

The bathroom is tiled with 'P' shaped bath with shower attachment, pedestal wash hand basin, wc, chrome towel radiator and window to the rear.

Upper Level

The carpeted staircase provides access to the upper level landing. The landing has laminate flooring, doors to the master bedroom, bedroom 2, storage cupboard and hatch to the attic space.

Master Bedroom

A double bedroom with laminate flooring, window to the front and door to the en suite wc room.

En Suite WC Room

The en suite wc room comprises of a pedestal wash hand basin, wc and laminate flooring.

Bedroom 2

A large bedroom which could easily incorporate a dressing room area and large En suite. There are Velux windows to the sides, laminate flooring and door to the en suite wc room.

En Suite WC Room

The en suite wc room comprises of a wc, pedestal wash hand basin and laminate flooring.

Gardens

The rear West facing garden is enclosed with patio areas, large lawn, storage shed and outbuilding/workshop. The front garden is landscaped with lawn area.

Outbuilding

The outbuilding/workshop has a door to the front and window to the side.

Garage

The integral garage is currently utilised as a playroom with carpeted flooring, power, light and window and door to the rear into the garden. There is an up and over door to the front should the purchaser wish to reinstate the garage to its original use.

Driveway

The property boasts a large paved driveway to the front. It is bounded by a stone wall, with iron gates.

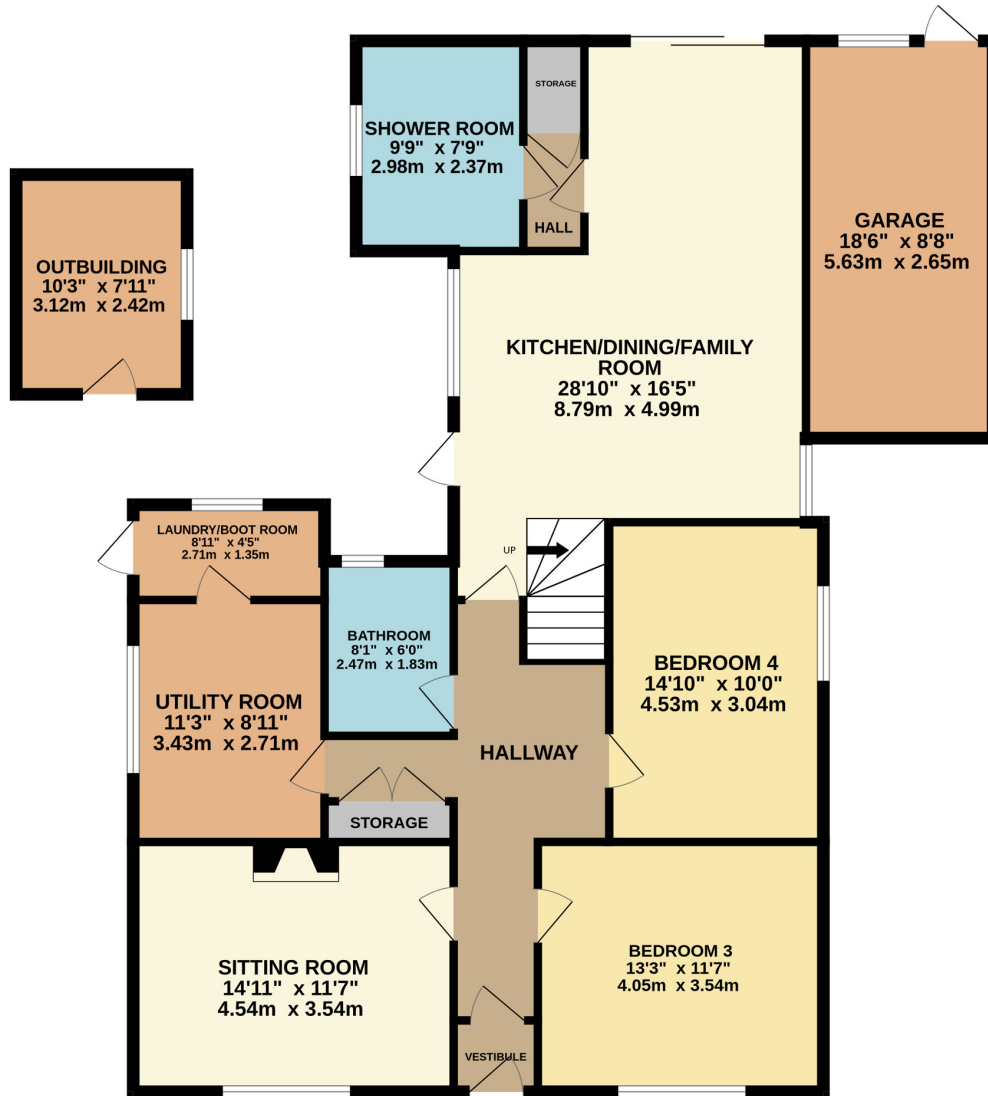
Heating

See Home Report

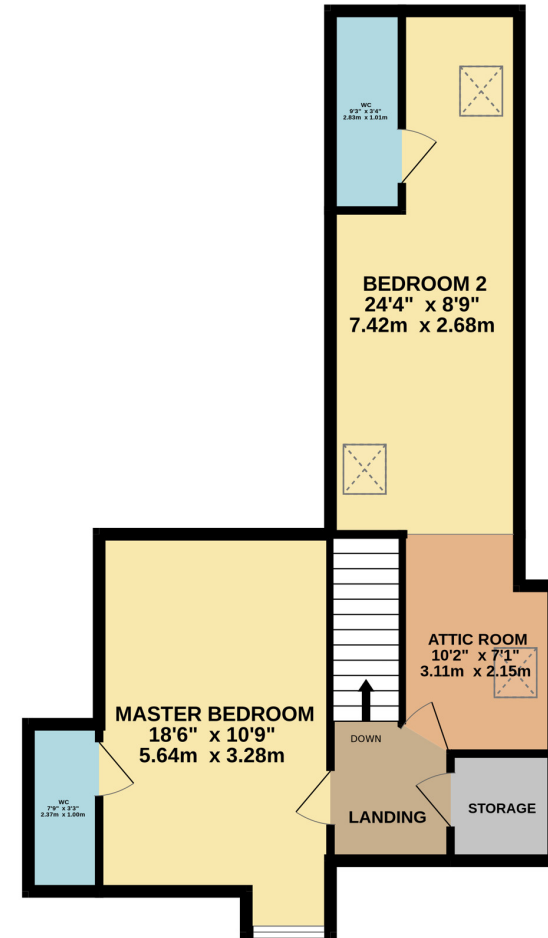
*Note

The fitted freezer in the kitchen is broken and requires replacing, as does the shower room radiator.

GROUND FLOOR



1ST FLOOR

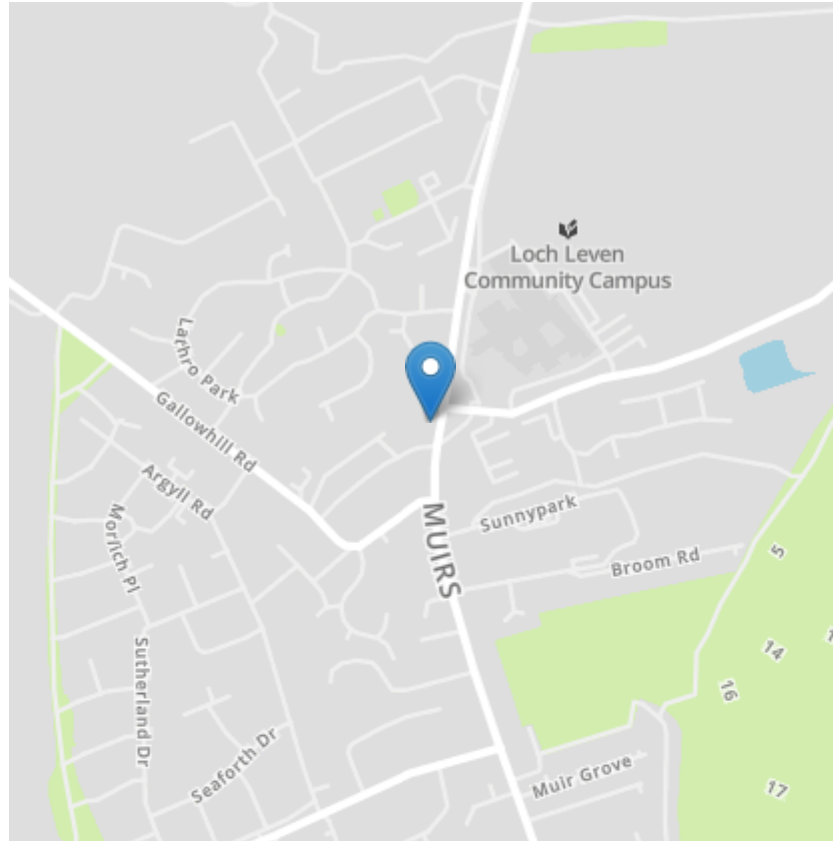






MUIRS, KINROSS - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the 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. Add to the mix a wide range of 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	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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	47	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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

