

# 55 High Street, Kinross



**Andersons**

Law Location Life

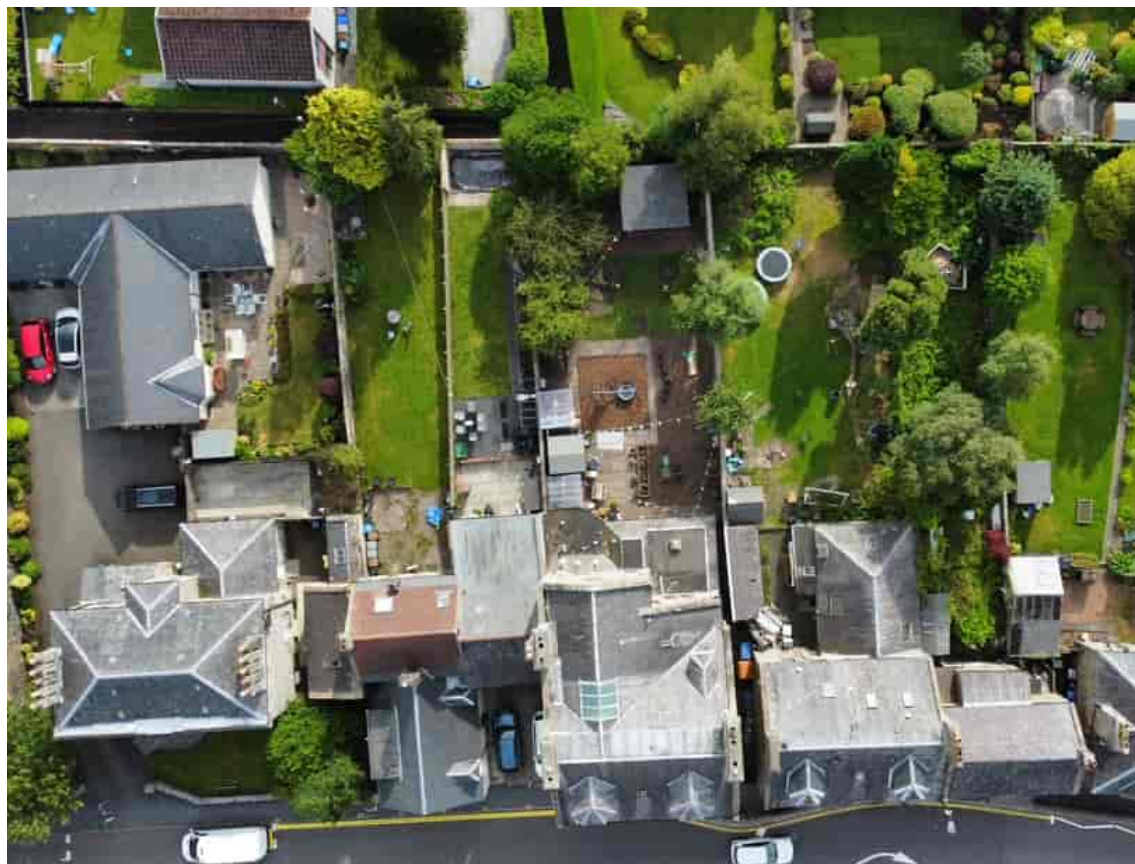
# 55 | High Street | Kinross

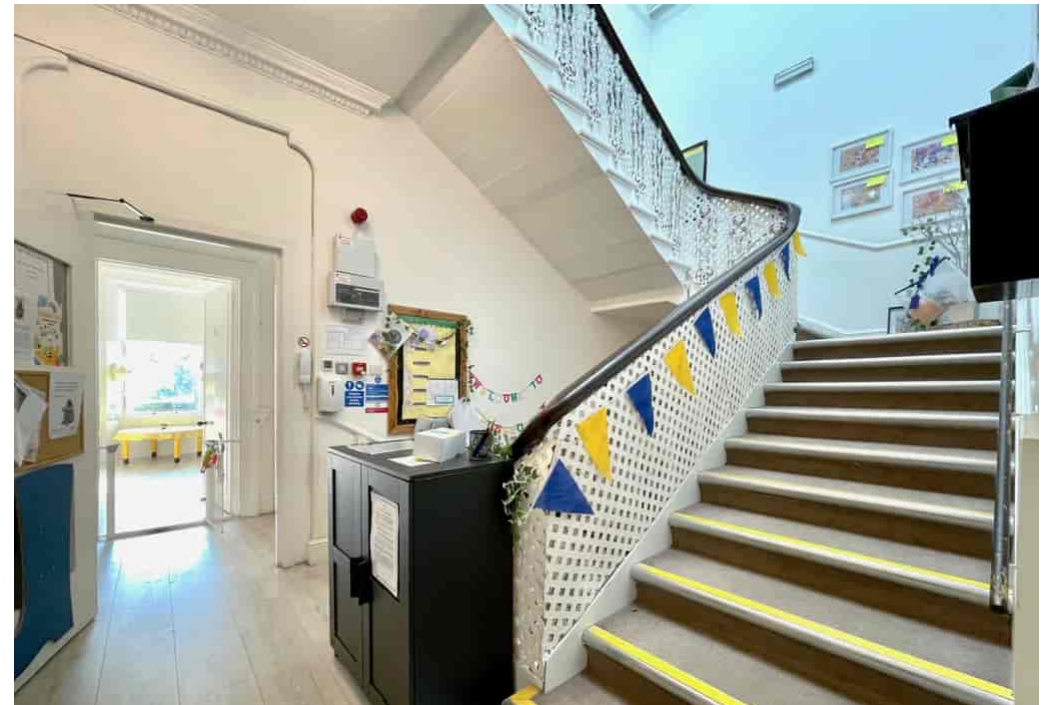
A rare opportunity to acquire this Impressive 3 Storey Traditional Stone Built Villa, occupying a prominent position in the very heart of Kinross High Street, close to all amenities, schools and offering excellent transport links .

This unique property is currently operating as a retail unit and day nursery, but offers huge potential to form a magnificent family home, with full planning permission for conversion into an 8 Bedroom Luxury Dwellinghouse, or subject to further planning consents, could be sub divided to form Luxury apartments.

Boasting character and elegance throughout, this property further benefits from high ceilings, large windows, a generous and flexible layout and is complimented with a sizable private garden to the rear.

Viewing is highly recommended and strictly by appointment only.





## **Accommodation**

### **Current Layout**

The property is currently operating with a Retail Unit on the ground floor, with a Day Nursery on floors one and two.

### **Planning Consent**

There is full planning consent for a conversion into a luxury 8 bedroom property. Full details can be viewed at Perth & Kinross Planning 25/00251/FLL.

### **Proposed Layout**

Ground Floor - Entrance Vestibule, Reception Hallway, Sitting Room, Family Room, Kitchen/Dining Room with Pantry, Utility Room, Boot Room, Study/Office and Bathroom.

First Floor - Master Suite with Walk in Wardrobe & En Suite, Bedroom's 2, 3 & 4 and Family Bathroom.

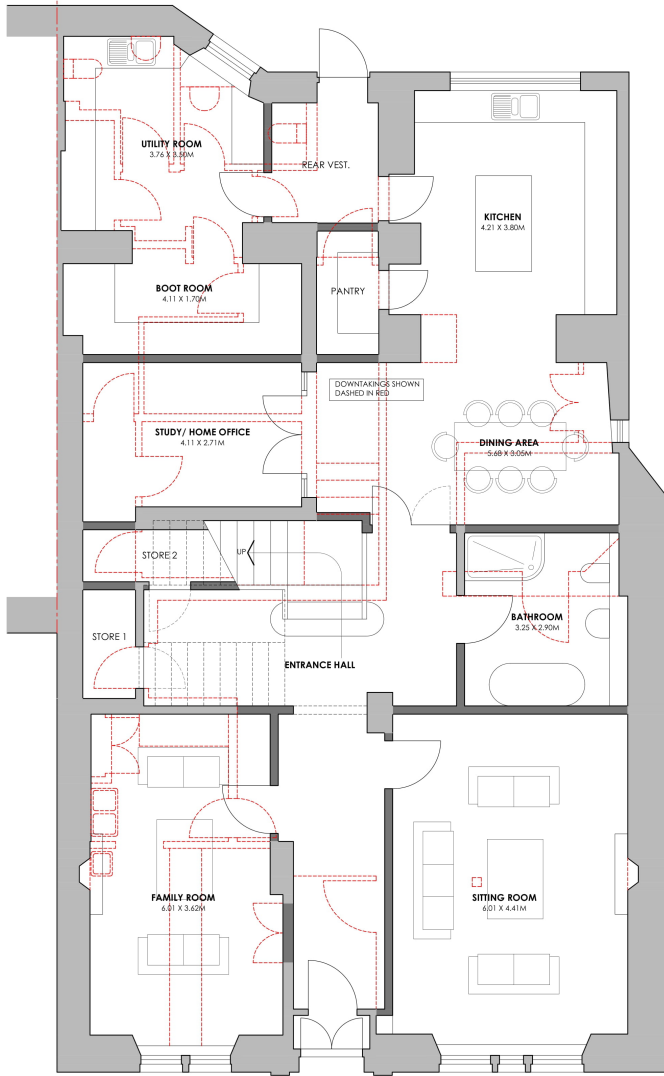
Second Floor - Bedrooms 5,6,7,8 and Family Shower Room.

### **Garden**

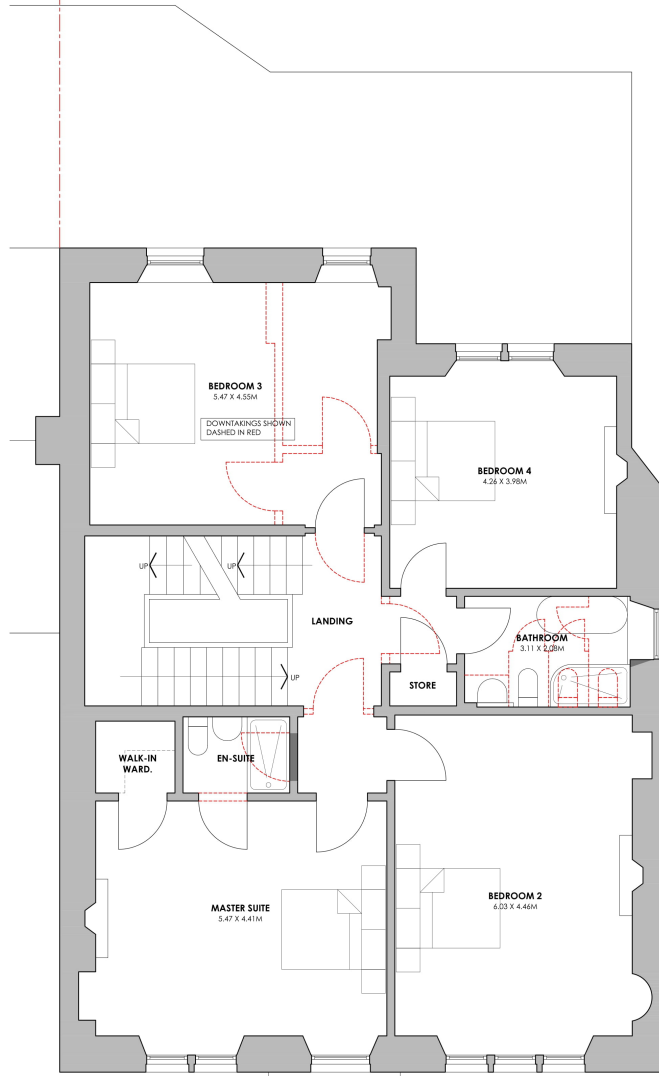
The property has an enclosed garden to the rear with patio area, lawn and mature trees.

### **Parking**

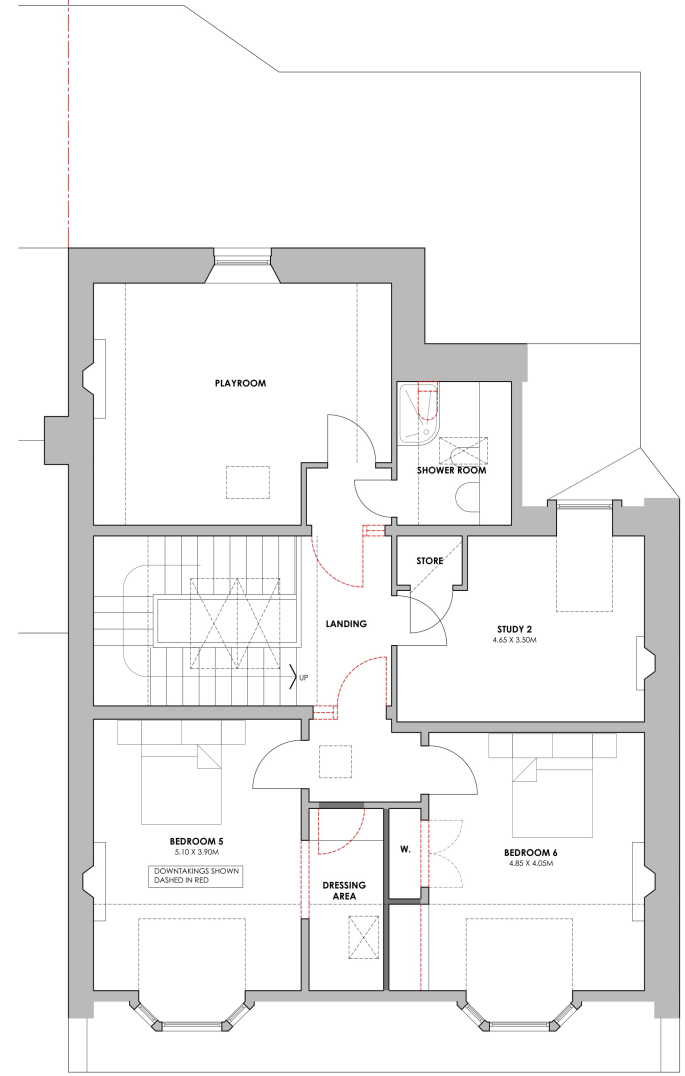
There is ample on street parking available nearby.



PROPOSED GROUND FLOOR PLAN  
1:50



PROPOSED FIRST FLOOR PLAN  
1:50



PROPOSED ATTIC FLOOR PLAN  
1:50

**GENERAL NOTE:**  
NO CHANGES OR ALTERATIONS PROPOSED  
TO EXTERNAL ELEVATIONS. EXISTING  
ELEVATIONS TO REMAIN AS EXISTING.

| REV.                     | DATE            | DESCRIPTION   |
|--------------------------|-----------------|---|
| <input type="checkbox"/> | SKETCH PROPOSAL | <input checked="" type="checkbox"/> CLIENT APPROVAL |
| <input type="checkbox"/> | PLANNING        | <input type="checkbox"/> BUILDING WARRANT           |
| <input type="checkbox"/> | BILLING         | <input type="checkbox"/> TENDER                     |
| <input type="checkbox"/> | CONSTRUCTION    | <input type="checkbox"/> AS-BUILT                   |

**SCOTTSTRACHAN**ARCHITECT

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**PROJECT**  
PROPOSED CHANGE OF USE / ALTERATIONS,  
55 HIGH STREET, KILROSS

**CLIENT**  
AMBERCROFT PROPERTIES LTD

**DRAWING TITLE**  
PROPOSED FLOOR PLANS

**DATE**  
19 FEB 2025

**SCALE**  
1:50 @ A1

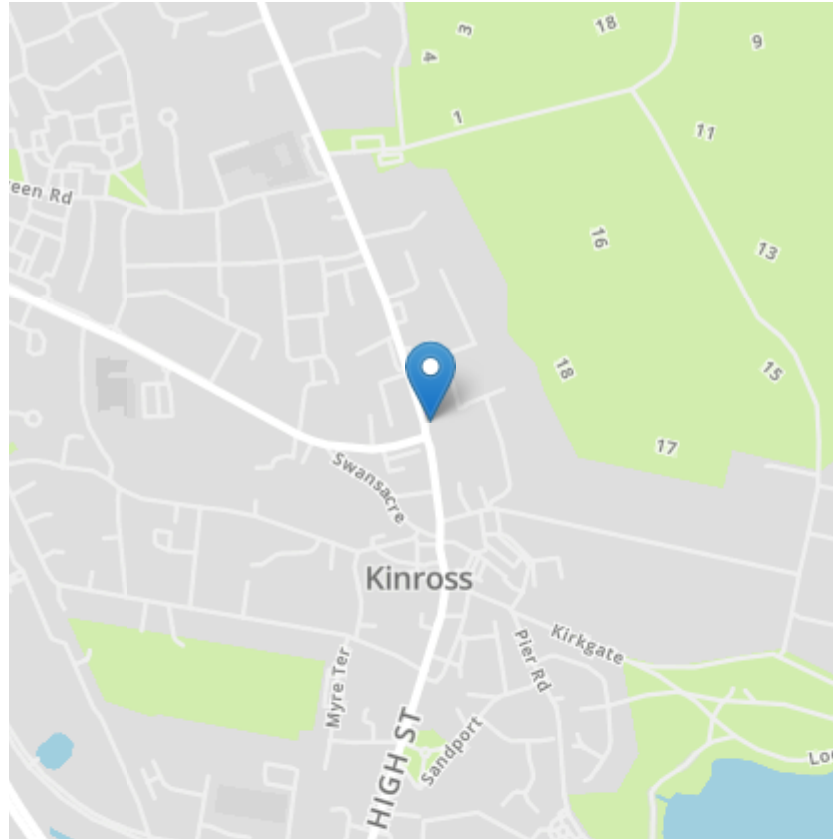
**DRAWING NO.**  
24/583/ PL/ 101





# HIGH 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.



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## Partners

John Wellburn LL.B DIP L.P N.P  
Lorna E. Miller LL.B DIP L.P N.P

## 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

