

202 High Street, Kinross



Law Location Life

# 202 | High Street | Kinross

A truly Unique Traditional Semi Detached House, situated in Kinross Town Centre with Private Parking.

The property has been renovated to a high standard throughout, with luxury finishing's and offers spacious accommodation, including a stunning Open Plan Kitchen/Dining/Sitting Room with feature Cathedral ceiling and bifold doors into the South West facing rear Garden.

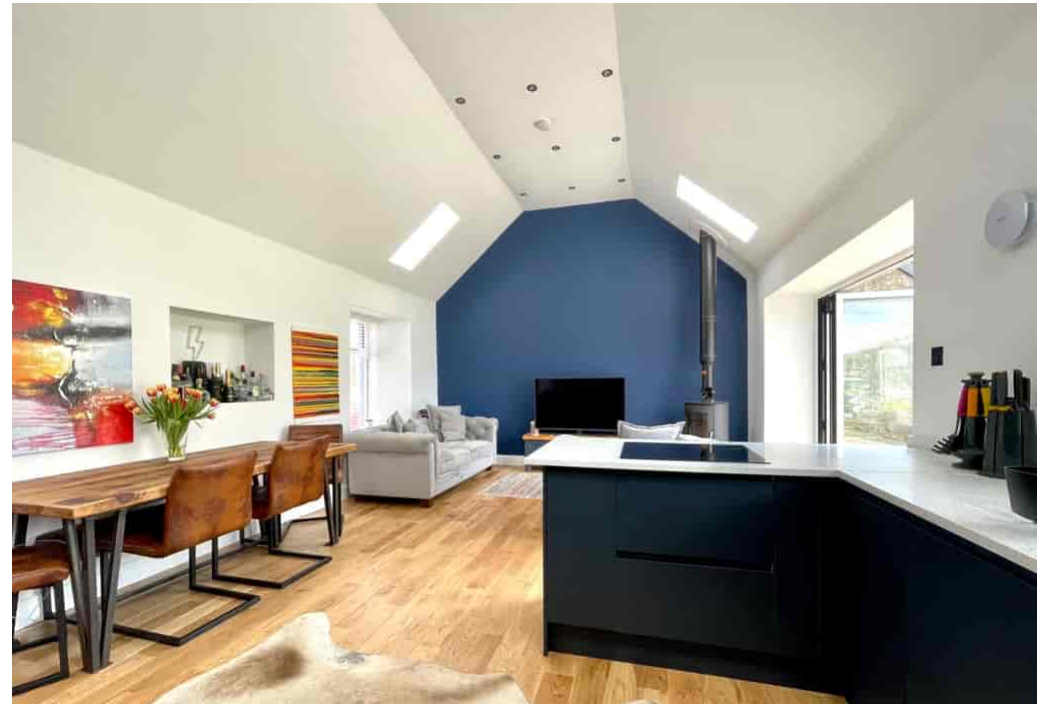
The beautifully presented accommodation comprises;  
Ground Floor - Entrance Vestibule, Reception Hallway, Open Plan Kitchen/Dining/Sitting Room, Utility Room, Master Bedroom & Luxury Bathroom.

First Floor - 2 Double Bedrooms & Family Bathroom.

Externally the attractive South West facing garden is fully enclosed with a large patio area and there is a large private parking area, which can accommodate 4/5 vehicles.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the entrance vestibule. There is mosaic tile flooring and doors providing access into the reception hallway and master bedroom.

### Master Bedroom

A good sized double bedroom with carpeted flooring and window to the front.

### Reception Hallway

A bright and welcoming reception hallway with herringbone oak flooring, doors to the open plan kitchen/dining/sitting room, utility room and bathroom. There is a carpeted staircase to the upper level and two windows to the front.

### Open Plan Kitchen/Dining/Sitting Room

A magnificent open plan room with cathedral ceiling and oak flooring. The luxury contemporary kitchen has quartz worktops, 1 1/2 bowl sink and drainer and storage units at base and wall levels, including pan drawers and pantry cupboards. Fitted appliances include oven, microwave, induction hob, fridge/freezer, and dishwasher. The dining area has ample room for a large dining table and feature alcove. Other features of the room area is a wood burning stove and bifold doors into the garden. There are two windows to the front, a window to the rear and four skylights.

### Utility Room

A useful utility room with worktops and shelving, space and plumbing for a washing machine and tumble dryer and herringbone oak flooring.

### Bathroom

A luxury bathroom with contemporary tiling and underlighting. The bathroom comprises; roll top freestanding bath with shower attachment, wash hand basin with storage, wc and walk in shower. Additionally there is a chrome towel radiator.

### Boiler Room

The staircase provides access to the boiler Room at mid landing level. There is carpeted flooring and a window to the rear.

### Upper Level Landing

The upper level landing is carpeted with a window to the rear, doors to the bathroom and bedrooms 2 & 3. There is a hatch to the attic space.

### Bedroom 2

A large bedroom with carpeted flooring and large double wardrobe with sliding mirrored doors. There is a window to the front.

### Bedroom 3

A further large double bedroom with carpeted flooring and a window to the front.

### Bathroom

The contemporary bathroom is tiled and comprises; walk in shower with additional shower attachment, wall hung wash hand basin with storage, wc and towel radiator. There is a window to the front.

### Gardens

The property is set on a large plot with an attractive South West facing garden to the rear. Predominantly laid to lawn, there is a large patio area, timber shed and access to the front of the property and to the rear driveway. Please note that Blossom Cottage, 200 High Street, has a right of access over the small pathway to the rear of the garden to take out their bins, but this could easily be fenced off, should you wish to make it more private.

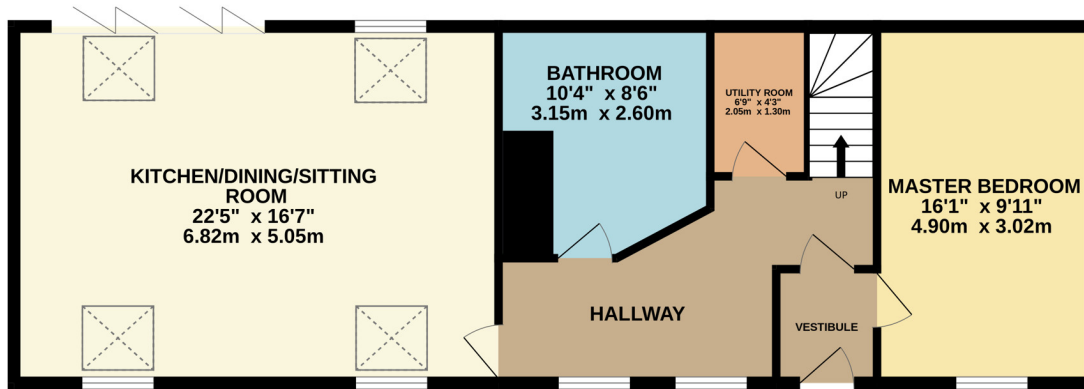
### Parking

There is a large private parking area to the rear of the property, with space for 4/5 vehicles. There is also on street parking to the front of the property.

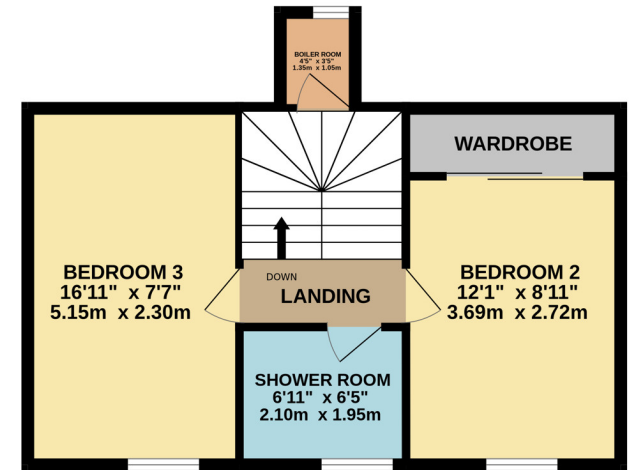
### Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



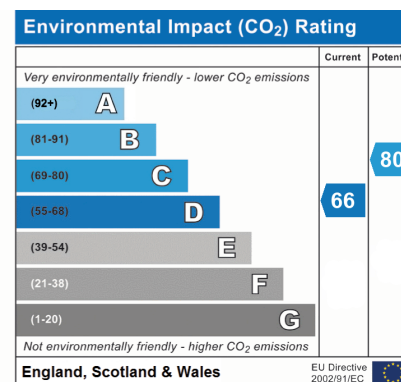
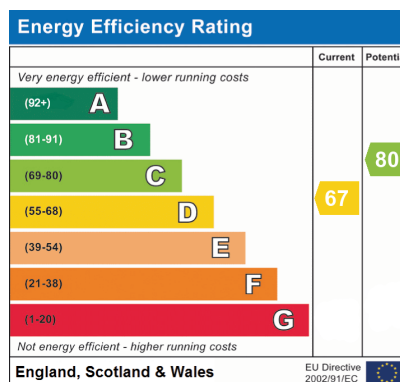
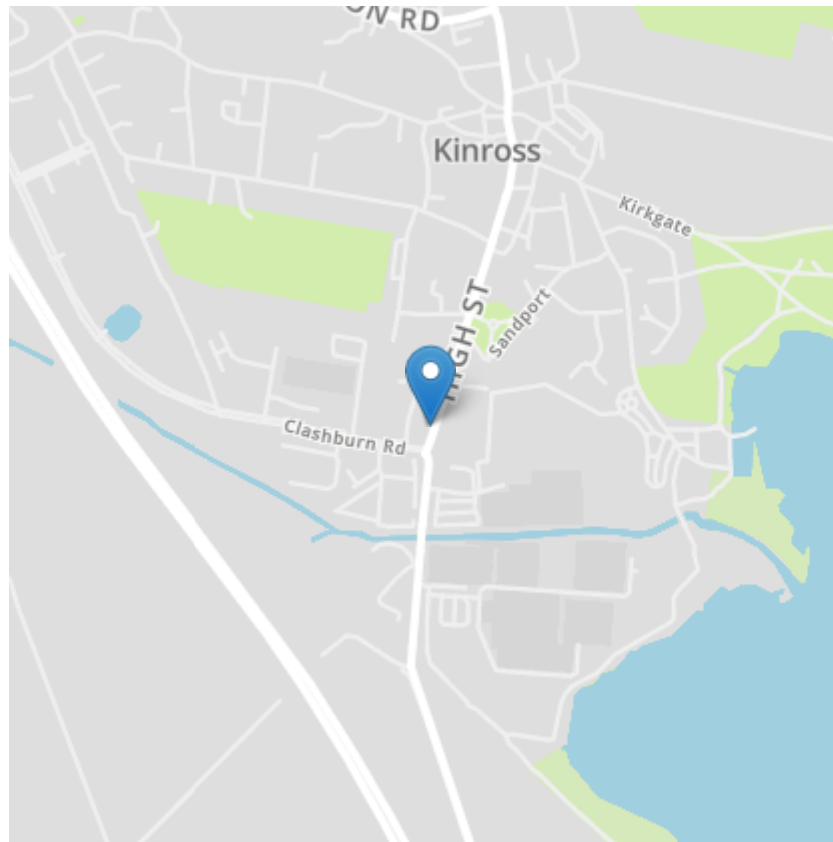
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# HIGH STREET, KINROSS - A BETTER PLACE TO LIVE

The 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

