

# Lynallan & Stable Cottage

## Main Street, Kinnesswood



Law Location Life



# Lynallan & Stable Cottage | Main Street | Kinnesswood

A rare opportunity to acquire this Unique Detached Stone-Built Traditional Property dating back to 1887, offering a truly unique living experience and boasting breathtaking views of Bishop Hill and towards Loch Leven. Situated in the sought after village of Kinnesswood, this idyllic home is set in magnificent gardens and also includes a separate charming cottage, perfect for guests, rental income, or multi-generational living.

Lynallan features an abundance of character and space and comprises; Entrance Vestibule, Reception Hallway (feature staircase), Sitting Room, Lounge, Kitchen, Dining Room, Boot Room, WC Room and Family Bathroom. Additional benefits include a workshop and additional workshop/garage area, which could be used for business purposes or incorporated into the property to provide further accommodation. The upper level includes a generously sized Master Bedroom, 2 further double Bedrooms and 2 large Storage Rooms.

Stable Cottage is a delightful detached property, renovated in 2013 and offers a comfortable retreat with a Kitchen, Sitting Room with a captivating feature stone wall, double Bedroom and a convenient Wet Room.

Completing these exceptional properties is a stunning and sizable rear garden, offering a tranquil oasis for relaxation and outdoor entertaining and includes a small orchard, vegetable gardens and enclosed fruit garden. Additionally there is a detached garage and driveway and direct access on to The Cobbles, for the walking enthusiast.

Viewing is highly recommended and strictly by appointment only.





**Accommodation**

**Entrance Vestibule**

Entry is from the front into the entrance vestibule, there is storage space, tiled flooring and door with adjoining glazed panels providing entrance into the reception hallway.

**Reception Hallway**

A spacious and welcoming reception hallway with doors providing access to the lounge, kitchen and inner hallway. There is a feature staircase providing access to the upper level and laminate flooring.

**Lounge**

Situated to the front of the property, this cozy reception room has a window to the front, carpeted flooring, shelved Edinburgh Press and fireplace\*

**Hallway**

The hallway has laminate flooring and doors providing access to 4 storage cupboards (one housing the washing machine/tumble dryer), family bathroom & inner hallway.

**Family Bathroom**

The family bathroom has tiled effect laminate flooring and comprises; bath with shower over, bidet, wc and pedestal wash hand basin.

**Kitchen**

The kitchen has storage units at base and wall levels, worktops, splash back tiling and stainless steel 1 1/2 bowl sink and drainer. There is space for an oven/hob, fridge/freezer and dishwasher. There is laminate flooring, ample space for a small dining table, window to the front and door providing access into the dining room.

**Dining Room**

A formal dining room with laminate flooring, fireplace, feature window with glass shelving overlooking the inner hallway and window to the side.

**Sitting Room**

A large reception room with two windows to the rear, window to the side, fireplace and door to the inner hallway.

**Inner Hallway & Rear Hallway**

The inner hallway has laminate flooring and doors providing access to the wc room, boot room and rear hallway.

**Rear Hallway**

The rear hallway has laminate flooring and provides access into the rear garden and external storage cupboard.

**WC Room**

The wc room has tiled flooring and comprises; wall hung wash hand basin, wc and window to the rear.

**Boot Room**

A versatile room which could be used as a boot room or for a separate entrance for business use. There is vinyl flooring, door to the rear and door providing access into the workshop.

**Workshop**

Formally used as a workshop, this room has a window to the side, door to the rear into the additional workshop/garage and hatch to the floored attic space. There is 3 phase electrics.

**Workshop/Garage**

This room was formally used as an additional workshop and has garage bam doors to the rear and phase 3 electrics.

**Upper Level Landing**

The carpeted upper level landing provides access to 3 bedrooms, large store room and 4 storage cupboards. There is a Velux window to the rear and hatch to attic space.

**Master Bedroom**

A sizable master bedroom with carpeted flooring, 2 windows to the rear, fitted wardrobes and a door to a large storage cupboard with attic access.

**Bedroom 2**

A large double bedroom with laminate flooring, and dormer window to the front.

**Bedroom 3**

A further double bedroom with carpeted flooring and 2 fitted storage cupboards.

**Stable Cottage**

A detached cottage with entrance hallway, large sitting room with feature stone wall, wood burning stove and French doors to the sides. Kitchen with space for a small table and 2 windows to the side. Double bedroom with Velux window and additional window to the side and wet room with wc, walk in shower, wash hand basin with storage and Velux window. There is solid wood flooring throughout and under floor heating. The cottage has it's own patio area and covered veranda along the entrance.

**Gardens**

Extensive gardens offering breathtaking views over Bishop Hill and towards Loch Leven. These meticulously maintained grounds feature a rockery, inviting patio areas perfect for al fresco dining, lawn areas, vegetable patches, an enclosed fruit garden, small orchard and a vibrant tapestry of plants, trees, and flowers, creating a haven for wildlife. Additionally there is a greenhouse and poly tunnel, traditional stone outhouse and a generously sized timber shed/log store, providing ample storage. There are two gates providing direct access onto The Cobbles.

**Garage & Driveway**

The detached garage is to the front of the property with up and over door, power, light and electric vehicle charging point. There is space for 2 vehicles on the driveway.

**Extras**

Lynallan - Under counter freezer in kitchen, tall rack and bench in the workshops, tall rack in the garage.

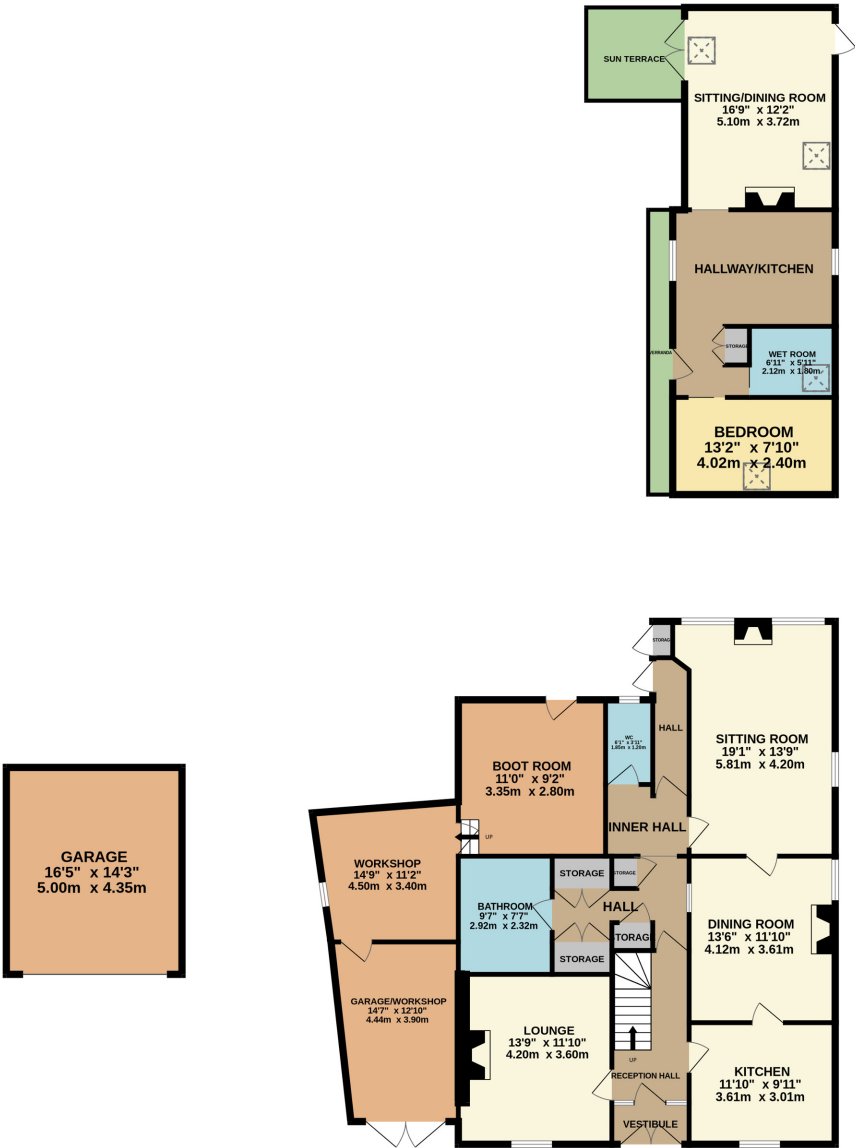
Stable Cottage - Fridge, freezer, washing machine, oven and sitting room sofa and chairs.

\*Note

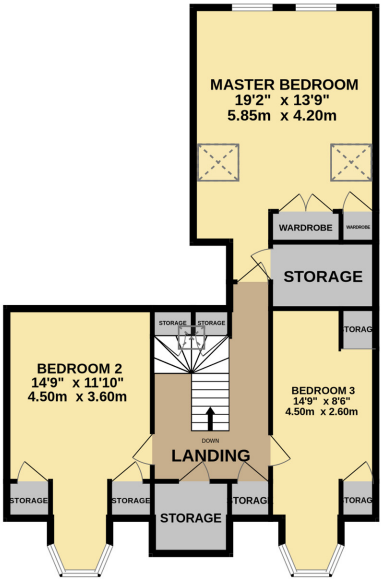
The following are NOT included in the sale; woodburning stove in the lounge, garden sinks, potted plants, troughs and garden bench.



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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# MAIN STREET, KINNESSWOOD - A BETTER PLACE TO LIVE

Kinnesswood is situated in Kinross-shire and is a beautiful village set below Bishop Hill and overlooking Loch Leven. It won 'Best Village in UK' in the 2023 Britain in Bloom awards and is home to the Michael Bruce Way, a delightful walk linking Kinnesswood and Scotlandwell. The village boasts a nine-hole golf course and some lovely buildings dating from the 18th and 19th Centuries. Amenities include the highly regarded Portmoak Primary School and village shop. The RSPB Loch Leven nature reserve is within close proximity, as well as the renowned Loch Leven Heritage Trail, providing a 20km walking and cycling route around Loch Leven, with 5 cafes en route, with local inns at Wester Balgedie and Scotlandwell. The property gives easy access to Bishop Hill and the extensive trail networks in the Lomond Hills providing opportunities for walkers, runners and mountain bikers. Bishop Hill is a key location for paragliding along with the Scottish Gliding Centre at Scotlandwell. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross High School is widely recognised as one of the best comprehensive schools in the country and there are a host of public schools within easy travelling distance, including Dollar Academy.



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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

