

1 Netherhall Steadings Kinross



Andersons

Law Location Life

1 Netherhall Steadings | Kinross

Rarely Available, Detached Country House situated within a small exclusive development and enjoying stunning countryside views in a semi rural location.

This contemporary designed property has many features perfect for modern family life, including flexible open plan living, good sized bedrooms and quality fixtures and fittings including high quality engineered oak doors and hardwood flooring.

Local amenities and schooling are just a short drive away, with excellent commuter links to most of Central Scotland.

The accommodation comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Open Plan Kitchen/Dining/Family Room, Utility Room, WC Room. Upper Level Landing, Master Bedroom (En Suite Shower Room), Guest Bedroom (En Suite Shower Room), 3 further Bedrooms and Family Bathroom.

Additionally the property further benefits from a sizable enclosed rear garden with BBQ Hut and Sun Deck, Integral Garage, Driveway and Air Source Heat Pump.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is hardwood flooring, storage cupboard and door providing access into the reception hallway.

Reception Hallway

An impressive hallway, again with hardwood flooring, doors to the sitting room, open plan kitchen/dining/family room, wc room and large storage cupboard. A carpeted staircase provides access to the upper level.

Sitting Room

A large reception room with hardwood flooring, patio doors to the rear into the garden, fireplace with wood burning stove, window to the rear and full length windows to the front and side.

Open Plan Kitchen/Dining/Family Room

A versatile open plan room, which could be used in a variety of ways. The kitchen area has storage units at base and wall levels, large breakfast bar with seating for 4/6, worktops, splash back tiling and 1 1/2 bowl stainless steel sink and drainer. Fitted appliances include integrated fridge/freezer, dishwasher and 'Lamona' Range with gas hob and extractor fan. There are windows to the front, part tiled flooring and open access into the dining/family room area. The dining/family room area has hardwood flooring, French doors to the rear into the garden, windows to the sides, feature wood burning stove and door providing access into the utility room.

Utility Room

The utility room has tiled flooring, storage units, worktop, stainless steel sink and drainer, spaces for a washing machine and tumble dryer, door to the rear into the garden and door providing access into the integral garage.

WC Room

The wc room has tiled flooring and part tiled walls and comprises; fitted wc, pedestal wash hand basin and window to the rear.

Upper Level Landing

A large carpeted upper level landing has a window and Velux window to the rear, hatch to the attic space and doors to 5 bedrooms, large storage cupboard and family bathroom.

Master Bedroom

The master bedroom has fitted wardrobe with mirrored doors, windows to the front and side, carpeted flooring and door to the en suite shower room.

En Suite Shower Room

The en suite shower room has tiled flooring and part tiled walls and comprises; shower, built in wc and wash hand basin with storage, chrome towel radiator, fitted storage cupboard with sliding doors and

has a Velux window to the rear.

Guest Bedroom

A large double bedroom with fitted wardrobe with sliding doors, carpeted flooring, window to the front and door to the en suite shower room.

En Suite Shower Room

The en suite shower room has tiled flooring with part tiled walls and comprises; built in wc and wash hand basin with storage, shower, chrome towel radiator and Velux window to the rear.

Bedroom 3

A double bedroom with carpeted flooring, fitted wardrobe with sliding mirrored doors and windows to the rear and sides.

Bedroom 4

Bedroom 4 has a fitted wardrobe with sliding mirrored doors, carpeted flooring and window with Velux window above, to the front.

Bedroom 5

Currently used as a study, bedroom 5 has carpeted flooring, fitted wardrobe with sliding mirrored doors and window with Velux window above to the front.

Family Bathroom

The family bathroom has tiled flooring with part tiled walls and comprises; bath, built in wc and wash hand basin with storage and chrome towel radiator. There is a Velux window to the front.

Gardens

The property has a sizeable enclosed rear garden, predominantly laid to lawn with sun deck and pergola, patio area, BBQ Hut, log store and 2 timber sheds.

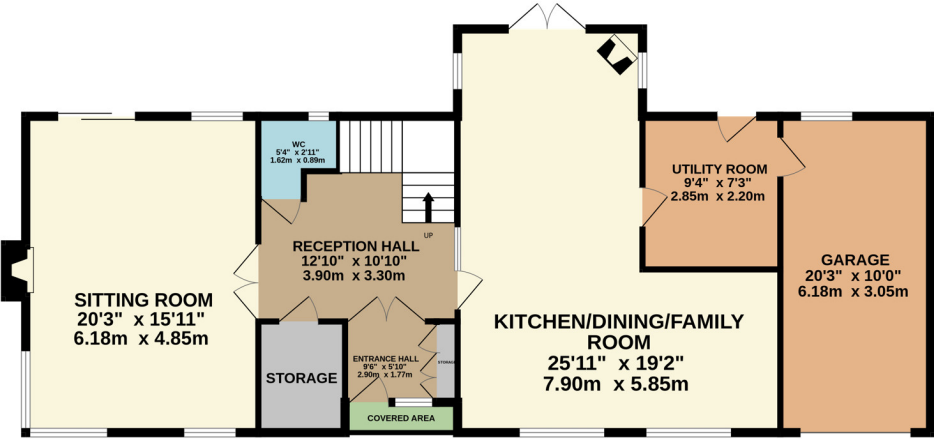
Garage & Driveway

The integral garage has an up and over door to the front, window to the rear, power and light.

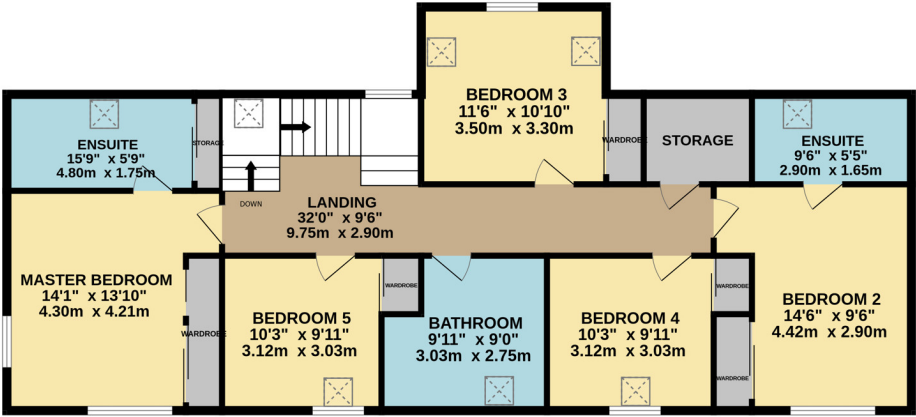
Heating

There is a newly installed Mitsubishi air source heat pump, with under floor heating to the ground floor rooms.

GROUND FLOOR



1ST FLOOR



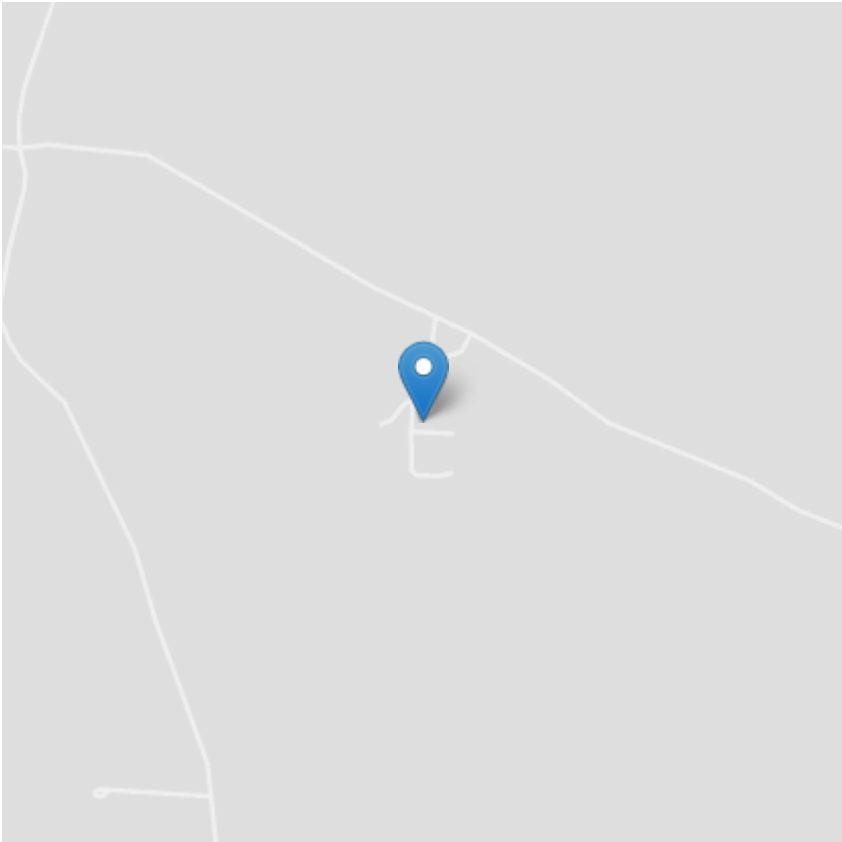
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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	86	89
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	96	97
(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		
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

