

# Silverend Cottage, Maryburgh



Law Location Life



# Silverend Cottage | Maryburgh

Delightful 18th Century Detached Cottage, built circa 1750, steeped in history and character and offering a rare opportunity to acquire a spacious family home set within the tranquil hamlet of Maryburgh. Nestled on a generous plot of just under one acre, the property combines traditional charm with excellent potential for sympathetic upgrading.

The flexible accommodation is well-proportioned throughout and comprises; Entrance Vestibule, Hallway, Sitting Room, Dining Room, Kitchen, 5 Bedrooms, Bathroom & Shower Room.

Externally extensive south-facing gardens enjoy a high degree of privacy with views towards Benarty Hill and are enriched with a wonderful array of mature trees, established plants and an orchard creating a peaceful haven for nature lovers and wildlife. Additionally a workshop and garage provide practical storage and hobby space.

This is a home with great character and huge potential – ideal for those seeking a countryside lifestyle with the convenience of Kelty and Kinross's amenities and excellent transport links nearby.

Viewing is strictly by appointment only.







Accommodation

Entrance Vestibule

Entry is from the rear via storm doors into the entrance vestibule. Double doors provide access into the hallway.

Hallway

The hallway has doors to the sitting room, dining room, bedroom 5 and shower room. There is a hatch to attic space.

Sitting Room

A formal sitting room with windows to the side and rear with working shutters, fireplace, cupboard housing the boiler and shelved Edinburgh press.

Dining Room

The dining room has windows to the front with working shutters, wood burning stove, open access into the kitchen, internal window into the hall, storage cupboard, and door into the inner hallway.

Kitchen

The quaint kitchen has double stainless steel sink and drainer, worktops, shelving and spaces for appliances. There are windows to the front and side.

Bedroom 5

A double bedroom with window to the rear with working shutters.

Bathroom

The bathroom is part tiled and comprises; wash hand basin, bath, wc, chrome towel radiator and window to the rear.

Inner Hallway

The inner hallway has 3 attic hatches, skylight, open storage cupboard and doors to 4 double bedrooms, wet room, storage cupboard and garden porch. There are 3 windows to the side.

Bedroom 1

A double bedroom with window to the side and fitted wardrobe with storage cupboards above.

Bedroom 2

A further double bedroom with fitted double wardrobe with storage cupboards above and window to the side.

Bedroom 3

Bedroom 3 is a double room with window to the side and fitted wardrobe with storage cupboards above.

Bedroom 4

A fourth bedroom with window to the side and fitted wardrobe with storage cupboards above.

Wet Room

The wet room has tiled walls and comprises; walk in shower, wc, wash hand basin, chrome towel radiator and window to the side.

Gardens

Set in just under an acre of South facing gardens to the front, sides and rear, these stunning gardens are fully enclosed with a high degree of privacy and views towards Benarty Hill. Predominantly laid to lawn there are an array of plants, flowers, trees and an orchard with a variety of apple and plum trees. There is a timber shed, brick store house, greenhouse and large workshop.

Workshop

A large timber workshop with power, light and sliding doors to the sides.

Garage

A detached garage with up and over door, window and door into the garden.

Heating

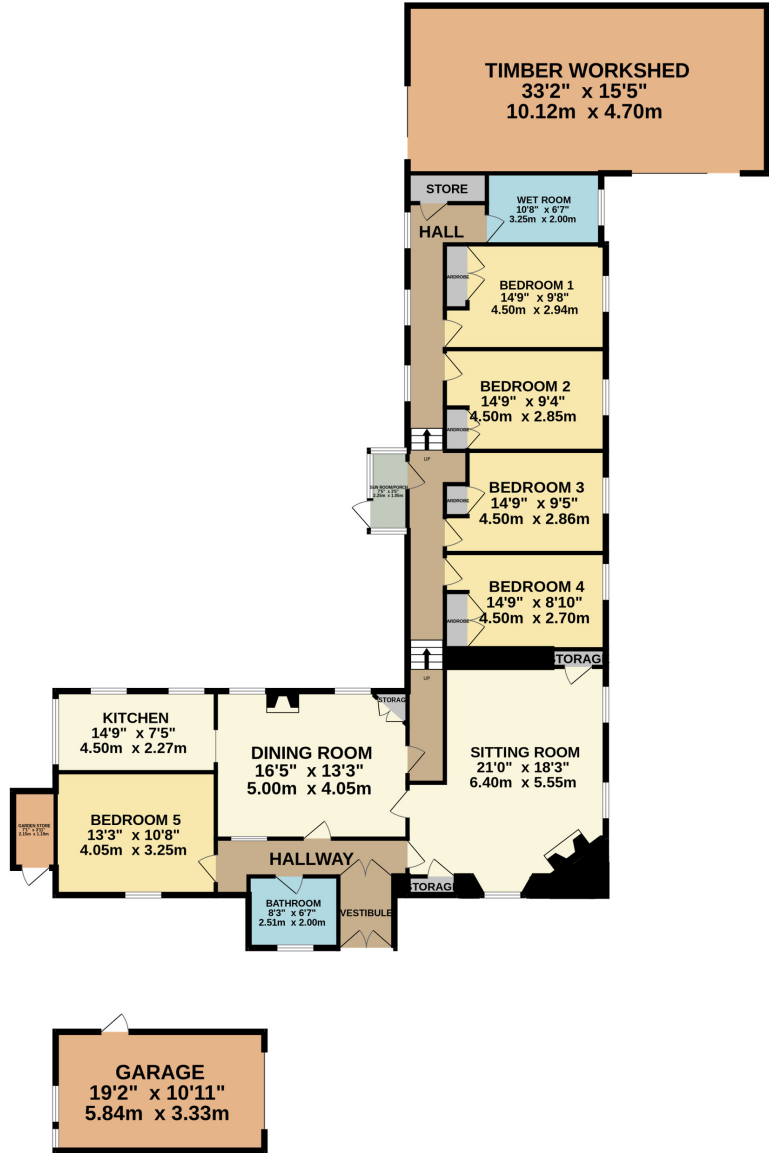
Gas central heating.

Solar Panels

See Home Report.



GROUND FLOOR





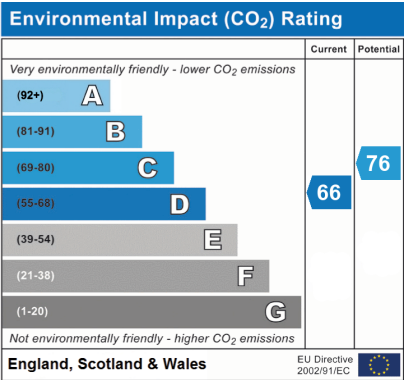
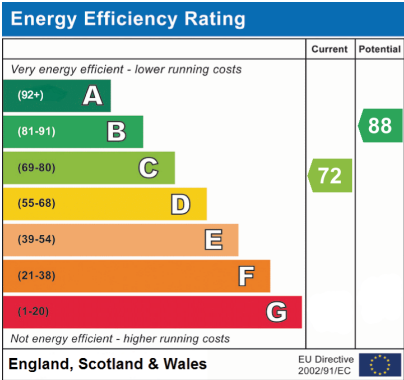
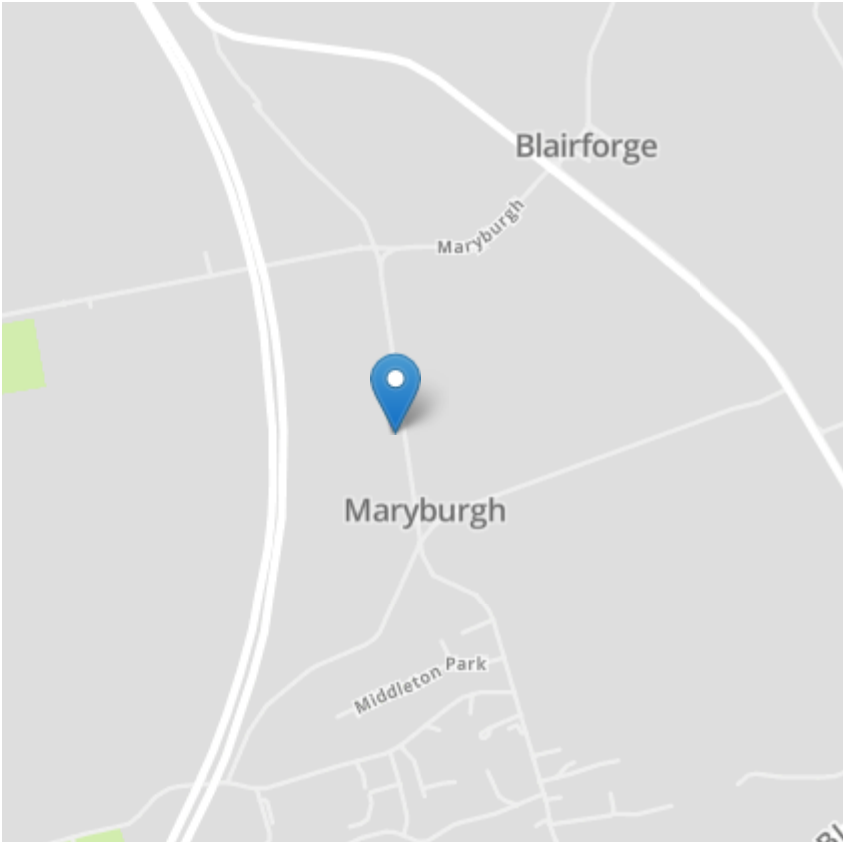






# SILVEREND COTTAGE, MARYBURGH - A BETTER PLACE TO LIVE

Maryburgh is a small Hamlet, situated next to the village of Keltybridge on the edge of Fife. It is conveniently situated for access to the M90 Motorway, the perfect combination for rural living and easy commuting. There are train stations in nearby Cowdenbeath and Dunfermline, with a 'Park & Ride' service in the nearby town of Kinross. Kinross also offers a good range of shops, restaurants, cafes, coffee shops and other facilities. 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.



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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

