

# The Neuk 43 High Street, Kinross



Law Location Life

# The Neuk | 43 | High Street | Kinross

Rarely available, this Exceptional Traditional Detached Stone Built House is situated in a central location in Kinross, close to the Town Centre and all local amenities.

Built in 1780 and retaining many period features throughout, this fantastic property boasts flexible and spacious accommodation over 3 levels and comprises of;

Entrance Vestibule, Reception Hallway, Sitting Room, Family Room, Dining Room, Kitchen, Breakfasting/Utility Room, WC/Wet Room, 4 Double Bedrooms, Family Shower Room & Attic Room.

Externally the property further benefits from a substantial stunning rear garden, summer house/office (with lapsed planning permission for a 2 storey dwelling), outbuildings and private driveway.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the entrance vestibule. A door provides access into the reception hallway.

### Reception Hallway

The reception hallway provides access to the sitting room, dining room, kitchen, wc/wet room and staircase to the first floor. The staircase has bespoke storage drawers and cupboard. There is a window to the side.

### Family Room

A fabulous reception room with large bay windows overlooking the stunning rear garden, there is a feature brick fireplace with gas coal effect fire and timber mantle, Edinburgh Press and shelved recess, with a further window to the front.

### Dining Room

The dining room has a stone fireplace, built in storage cupboards with shelving, window to the front and door into the kitchen.

### Kitchen

The kitchen has storage cupboards at base and wall levels, pan drawers, marble effect worktops, splash back tiling, stainless steel sink and large kitchen island with additional storage and seating for 3. There is a AGA and electric 'NEFF' hotplate. There are two windows to the side and open access to the breakfasting/utility room.

### Breakfasting/Utility Room

A versatile room, currently utilised as a breakfasting/utility room. There are additional storage units, worktop, stainless steel 1 1/2 bowl sink and drainer, splash back tiling and space for a washing machine and tumble dryer. Additionally, there are windows to the back and side, door to the rear garden and under floor heating.

### WC/Wet Room

The fully tiled wc/wet room comprises; shower, wall hung sink with storage, wall hung wc and chrome towel radiator. There is a window to the side and under floor heating.

### First Floor

The first floor landing provides access to the drawing room, 2 bedrooms, family shower room and staircase to the second floor. There is a window to the front and side.

### Sitting Room

A most impressive reception room with many period features, including ceiling rose, high skirtings and ornate decorative coving. There is a large bay window to the rear, with beautiful views over the rear garden, with an additional window to the side. There is a fireplace with gas fire.

### Master Bedroom

The master bedroom has a Juliet balcony to the rear, overlooking the garden and additional window to the front.

### Bedroom 2

A double bedroom with window to the front.

### Family Shower Room

A large fully tiled shower room which comprises of; Large walk in shower, wall hung wc, bidet and wash hand basin with storage, there is a chrome towel radiator, built in storage cupboard, window to the side and under floor heating.

### Second Floor

The second floor landing has a window to the front, built in storage with sliding doors and doors providing access to bedrooms 3 & 4.

### Bedroom 3

A double bedroom with Velux window to the rear and window to the front.

### Bedroom 4

A fourth double bedroom with window to the front and access to a large attic room.

### Attic Room

A large attic room with Velux window to the rear. This room is currently used for storage.

### Gardens

The property is set in beautiful South East facing private gardens. Enclosed by a stone wall, there are paved patio areas, lawn, pond, raised vegetable planters and an array of trees, plants and flowers.

### Outbuildings

The property has a covered area to the rear entrance, with brick outbuildings, currently used for storage.

### Summer House/Office

The summer house/office has French doors to the front, with covered glass canopy and paved patio. It over looks most of the garden. There is a separate area, used for storage. There is lapsed planning permission to convert into a 2 storey dwelling.

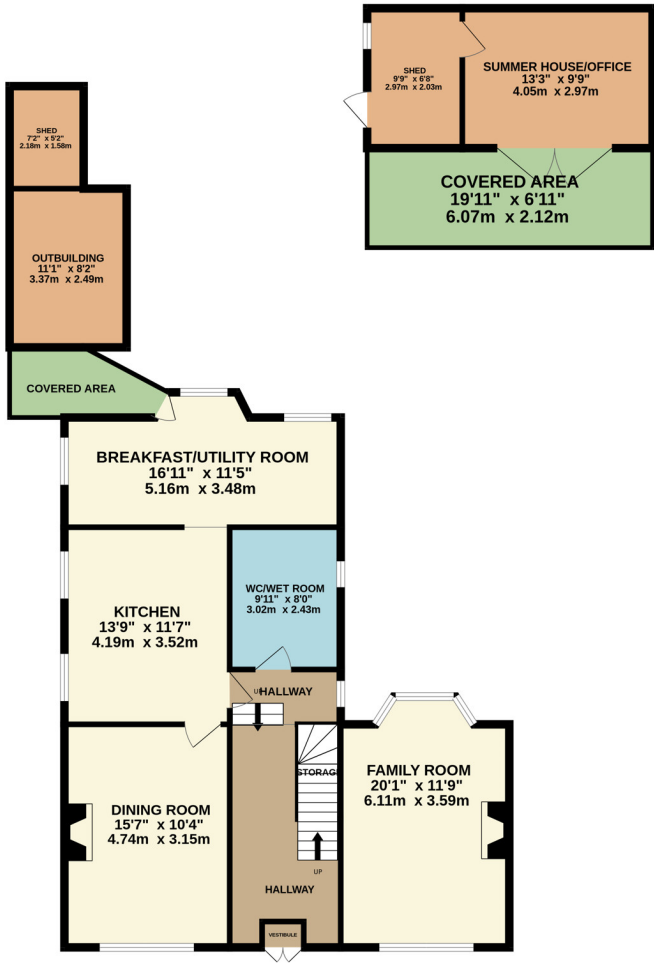
### Driveway

The private enclosed driveway is mono blocked and accessed via metal gates from St Ronans Drive.

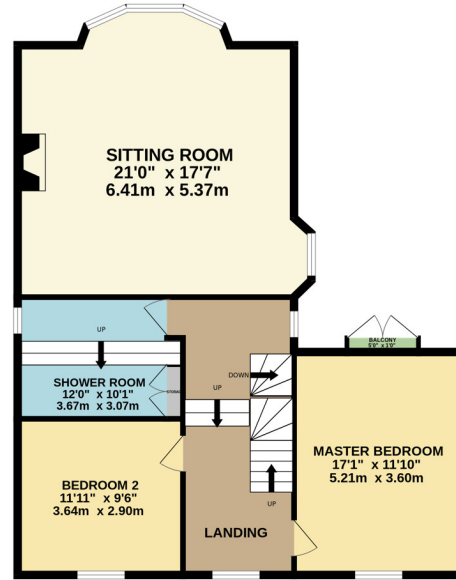
### Heating

Gas central heating.

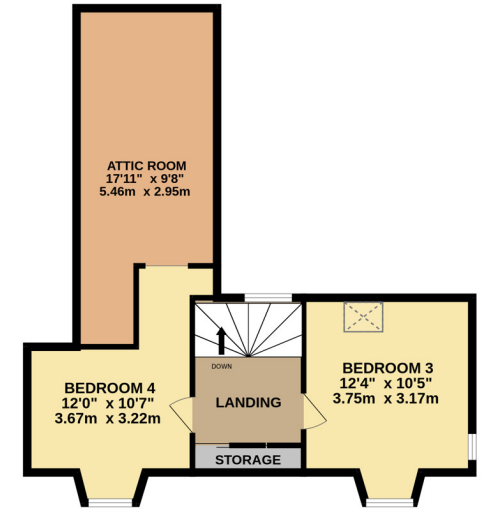
GROUND FLOOR



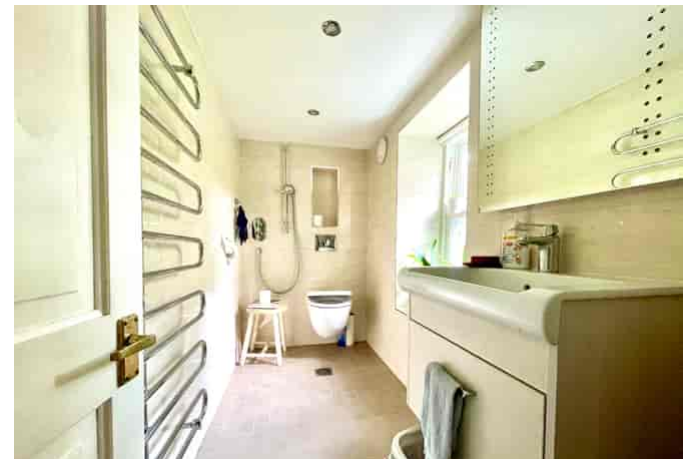
1ST FLOOR



2ND FLOOR



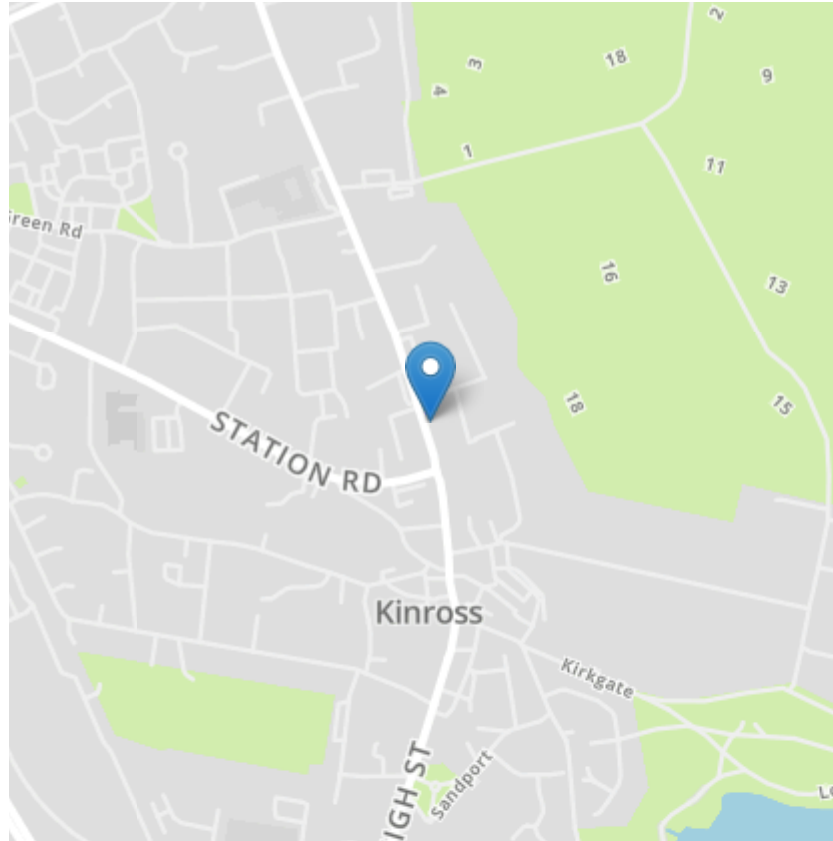
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the 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. 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.



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			
		63	79
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			
		59	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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#### Partners

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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

