

160 High Street, Kinross



Law Location Life

160 | High Street | Kinross

A Charming Traditional Stone Built End Terraced Villa, situated in a much sought after location in the heart of Kinross Town Centre.

The well presented accommodation comprises; Entrance Hall, Sitting Room (Patio Doors to the Rear Garden), Kitchen with Dining Area and Utility Recess, 2 Double Bedrooms and a Shower Room.

Externally there is a small patio area to the rear with an additional larger enclosed West facing garden.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is gained to the front via a traditionally styled door into the entrance hallway. There is wood flooring and access to the sitting room, dining kitchen and wooden staircase to the upper level.

Sitting Room

An attractive reception room with a focal point fireplace with gas fire, built-in shelved Edinburgh Press, window to the front and patio door to the rear. Additionally, there is wood flooring.

Dining Kitchen

This L-Shaped kitchen with adjacent dining area is excellently presented and another fine feature of the property. The kitchen area is fitted with attractive shaker style units at base and wall levels, has a 'butcher block' effect worktop surface, a 'Belfast' sink and has a gas hob and integrated oven. There is space for other appliances and plumbing for an automatic washing machine within the utility recess which also provides storage. The dining section has windows to the front and can easily accommodate a dining table. There is an additional window to the rear and shelved alcove.

Upper Level

Upstairs provides access to two good sized bedrooms and also the shower room. There is carpeted flooring and a Velux window to the rear.

Master Bedroom

A good sized double bedroom with fitted storage cupboard, window to the front and carpeted flooring.

Bedroom 2

The second bedroom has a window to front, carpeted flooring and a fitted cupboard.

Shower Room

The shower room comprises; w.c, pedestal wash hand basin and a shower cabinet. Other features include tiled finishes to the walls and a Velux window to the rear.

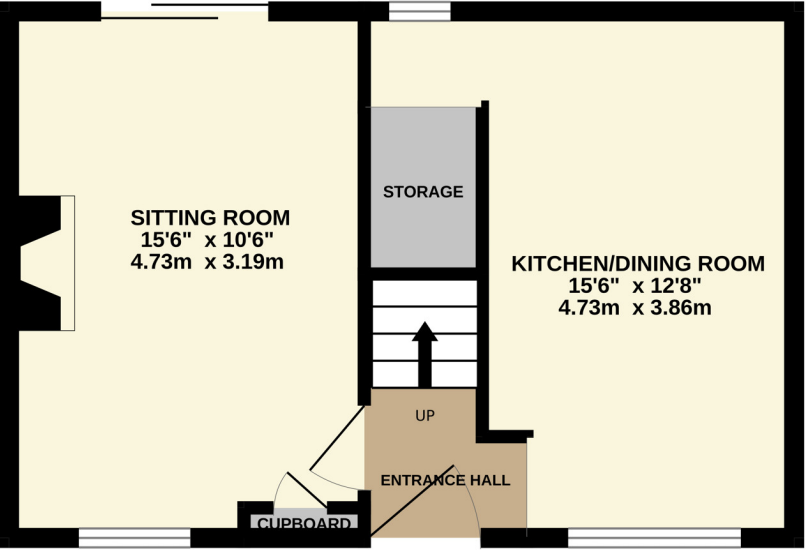
Garden

The property has a small patio area adjacent to the rear of the property, with a further larger enclosed West facing garden. The garden is predominantly laid to lawn, with flower borders, sun deck and timber shed. There is also a coal shed.

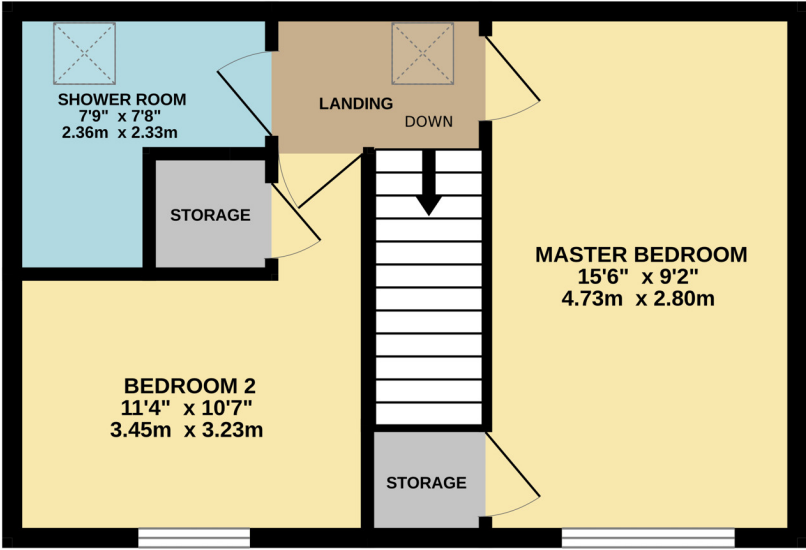
Heating

Heating is supplied by gas central heating with radiators throughout the property.

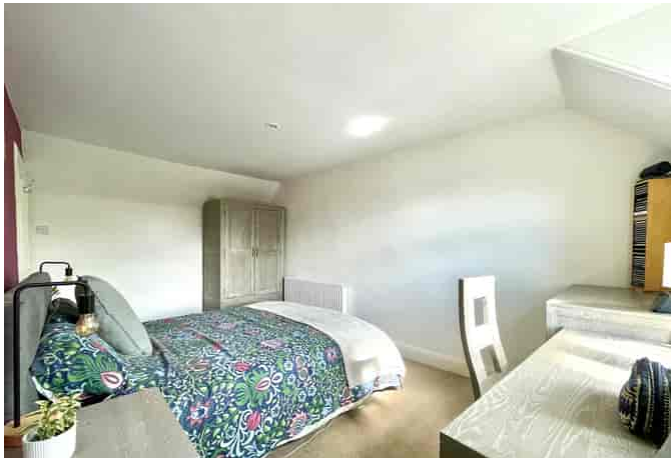
GROUND FLOOR



1ST FLOOR



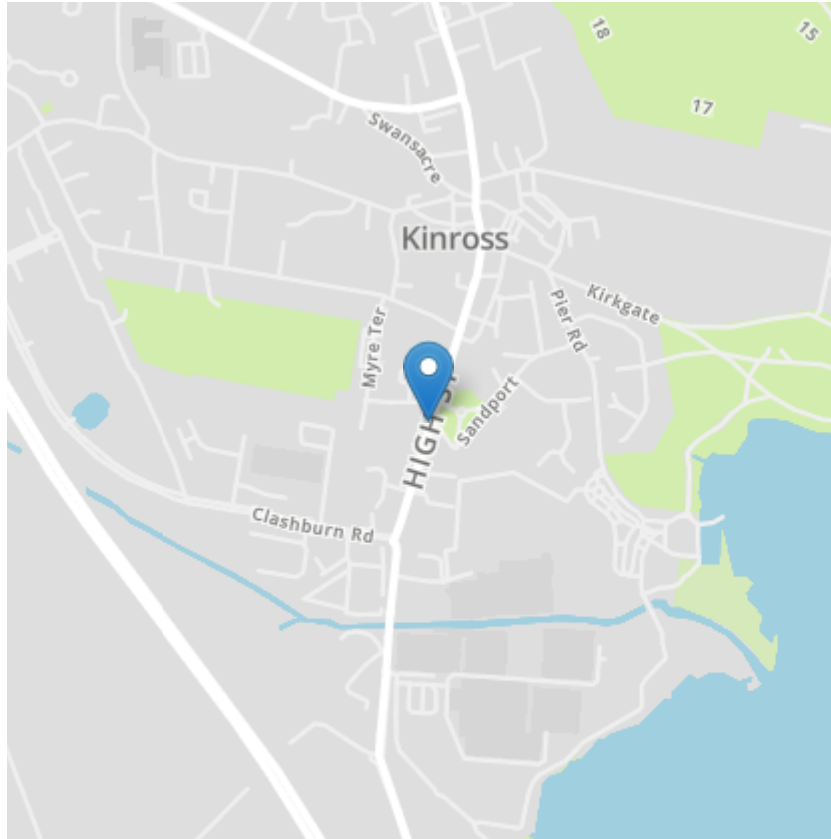
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

