

Langdale 75 Muirs, Kinross



Andersons

Law Location Life

Langdale | 75 | Muirs | Kinross

Exceptional Detached Character Home, enviably located in the highly sought-after Muirs, in the heart of Kinross. This impressive property offers a superb blend of period elegance and contemporary living and provides spacious, flexible accommodation perfectly suited to modern family life, all presented in true walk-in condition.

Rich in original charm, the home showcases high ceilings, intricate cornicing, and beautiful architectural details, seamlessly complemented by stylish, high-quality finishes throughout.

A welcoming vestibule, featuring a tiled floor and striking circular stained glass window, sets the tone and leads into an impressive reception hallway. At the heart of the home lies a bright and expansive open-plan sitting and dining room, ideal for both everyday living and entertaining, with patio doors opening directly onto the rear garden. The well-appointed kitchen is both practical and stylish, while a versatile family room offers flexibility as a fourth bedroom or additional living space. A contemporary downstairs shower room completes the ground floor.

Upstairs, the property continues to impress with a superb principal bedroom featuring a charming window seat, alongside two further generous double bedrooms and a family bathroom.

Externally, the property is surrounded by beautifully maintained gardens to the front and rear, boasting well-stocked borders, mature trees, and vibrant planting, creating a private and tranquil outdoor setting. A detached garage and mono-block driveway provide excellent off-street parking.

A rare opportunity to acquire a distinguished home of character and quality in one of Kinross's most desirable locations. Viewing is highly recommended.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule, featuring a tiled floor and striking circular stained glass window. There is a door providing access into the reception hallway.

Reception Hallway

The reception hallway is carpeted and has doors to the sitting/dining room, family room/bedroom 4, kitchen, shower room and under stair storage cupboard. There is a carpeted staircase providing access to the upper level.

Sitting Room/Dining Room

A magnificent open plan sitting room/dining room with feature gas coal effect fire and window seat. There is carpeted flooring, windows to the front and patio doors to the rear, providing access into the garden.

Family Room/Bedroom 4

A further reception room or bedroom, with carpeted flooring, feature fireplace with wood burning stove, shelved alcove and windows to the front.

Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling and 1 1/2 bowl stainless steel sink and drainer. Fitted appliances include oven, gas hob and extractor fan. There are spaces for a washing machine, tumble dryer and dishwasher. A large American fridge/freezer* is included in the price. Additionally, there is a window to the rear, door into the garden and Antico flooring.

Shower Room

The tiled shower room comprises; wc, wash hand basin with storage, shower cubicle, chrome towel radiator and window to the rear.

Upper Level Landing

The carpeted upper level landing has a Velux window, hatch to the attic space and doors providing access to the master bedroom, bedrooms 2 & 3, family bathroom and storage cupboard.

Master Bedroom

The large master bedroom has carpeted flooring, feature window seat and window to the front. The wardrobes and chest of drawers are all included in the price.

Bedroom 2

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

Bedroom 3

A further double bedroom with window to the front and carpeted flooring.

Family Bathroom

The family bathroom is tiled and comprises; bath with shower over, pedestal wash hand basin, wc and window to the rear.

Gardens

The property benefits from beautifully landscaped gardens to both the front and rear, offering a wonderful balance of outdoor space and privacy. The front garden is thoughtfully designed, featuring well-maintained lawn areas complemented by a variety of mature trees, plants, flowers, and shrubs, all enclosed by a charming stone wall that enhances the property's kerb appeal.

To the rear, the enclosed garden provides an ideal setting for relaxation and entertaining, with pathways leading through the space and distinctive circular patio areas creating focal points for outdoor seating. The garden is further enhanced by generous lawn sections and a well-stocked selection of plants, trees, shrubs, and seasonal flowers.

Garage & Mono Block Driveway

The property boasts a large detached garage complete with power and lighting, alongside a mono block driveway offering ample off-street parking for up to four vehicles.

Heating

Gas central heating.

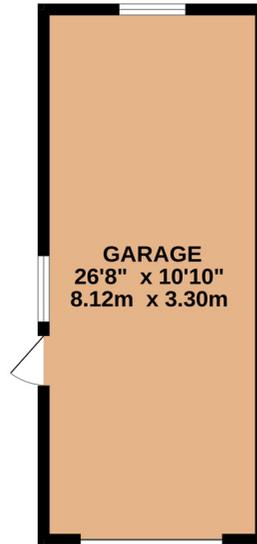
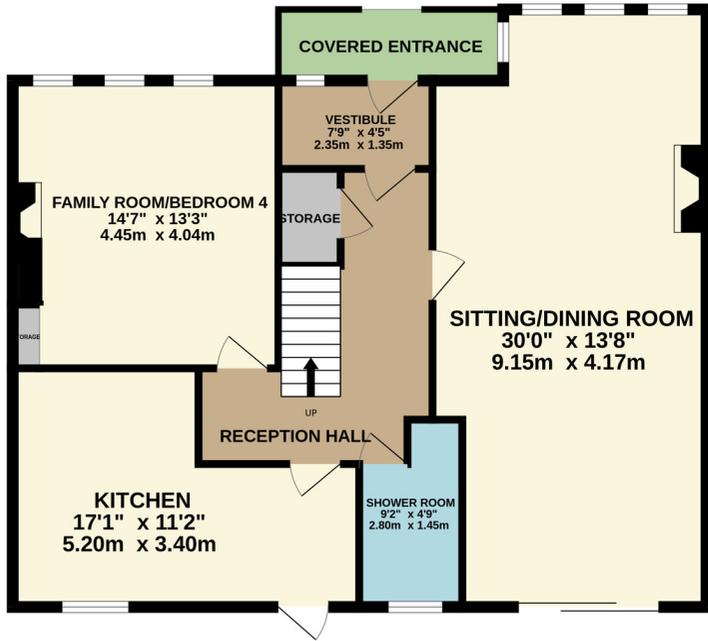
Extras

All curtains, lights, American fridge/freezer and master bedroom furniture is included in the sale.

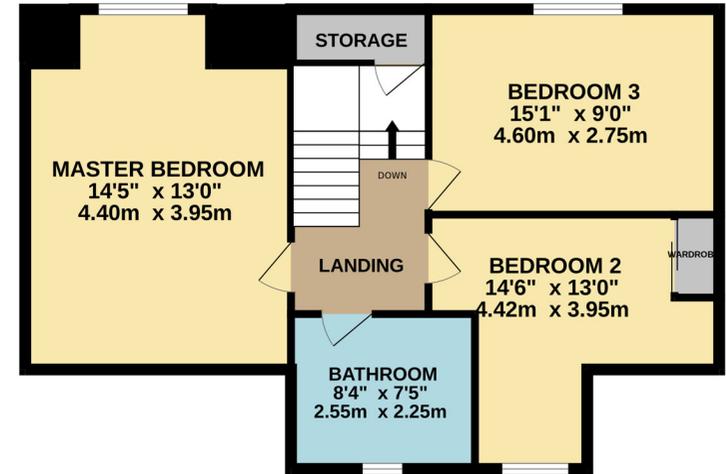
Note *

No guarantees or warranties.

GROUND FLOOR



1ST FLOOR



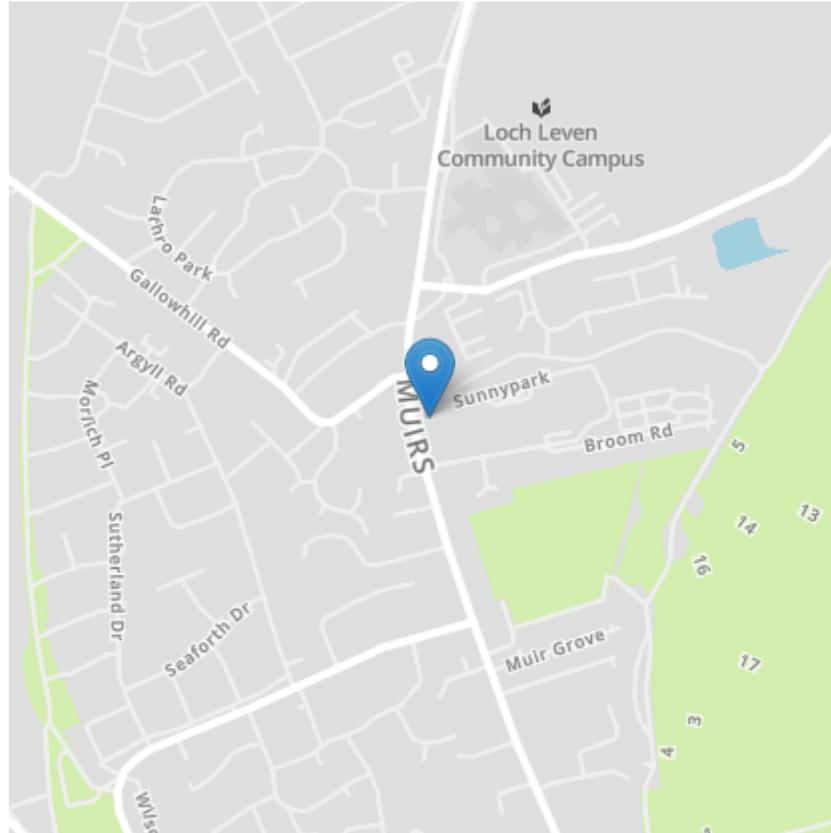
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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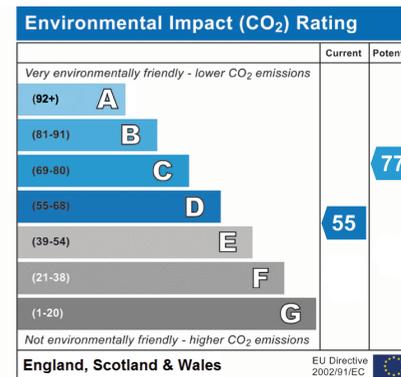
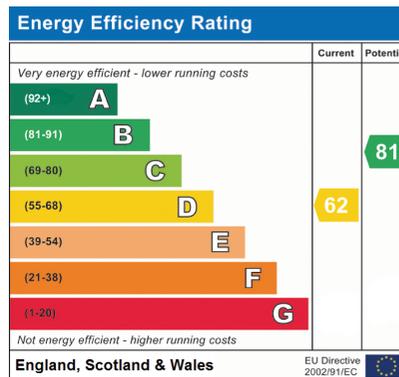
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Notes of Interest and Offers

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.



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