

Shalom

Main Street, Kinnesswood



Law Location Life

Shalom | Main Street | Kinnesswood

Shalom is a charming Extended Stone Built Mid Terrace Cottage, offering generous accommodation and situated in the popular village of Kinnesswood, with outstanding views over Bishop Hill, Loch Leven and the surrounding countryside. Built in 1880, this beautiful home has been lovingly upgraded throughout and is set in sizable and attractive gardens.

The accommodation comprises; Entrance Vestibule, Reception Hall, Sitting Room, Split Level Open Plan Kitchen and Dining Room with Study/Family Area, WC/Laundry Room and Bedroom 2. Mid Landing Level with Family Bathroom and Upper Landing Level with 2 further Double Bedrooms.

Externally there is a fantastic sized rear garden with timber summer house.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front via storm doors into a tiled entrance vestibule. A door provides access into the reception hallway.

Reception Hallway

A spacious reception hallway with cloakroom storage area, under stair storage, doors to the sitting room and bedroom 2 and carpeted staircase to the mid landing level.

Sitting Room

A good sized reception room with 2 windows to the front, laminate flooring, traditional fireplace and door into the open plan split level kitchen, dining room and study/family room.

Open Plan Kitchen & Dining Room with Study/Family Room

A versatile split level room, with lower level study/family room with built in storage units, laminate flooring, doors to storage room, wc/laundry room and carpeted staircase with attractive wood banister. The recently upgraded kitchen/dining room has attractive storage units at base and wall levels, worktops, complimentary splash back tiling and feature kitchen island with additional storage, ceramic 1 1/2 bowl sink and drainer with Veran 4 in 1 tap, including filtered water and instant boiling water, and seating for 4/6. Fitted appliances include Range oven with electric hob, extractor fan and fitted full size fridge. The dining area has additional storage units with worktops and ample space for a large dining table. There is laminate flooring throughout, French doors and a window to the rear and a door to the side. Additionally there is an internal stain glass window and a hatch providing access to floored attic space

WC/Laundry Room

The wc room has space and plumbing for a washing machine and tumble dryer, vinyl flooring, a window to the rear and comprises; wall hung wash hand basin and wc.

Bedroom 2

A large double bedroom with laminate flooring, a window to the rear and feature traditional fireplace.

Mid Landing Level

A carpeted mid landing level provides access to the family bathroom and staircase to the upper landing level.

Family Bathroom

A stunning family bathroom which has vinyl flooring and comprises; freestanding roll top bath with shower attachment, wc, walk in shower, oval countertop wash hand basin with storage, towel radiator and window to the side.

Upper Landing Level

The carpeted upper landing level provides access to 2 double bedrooms. There is a window to the front with views over Loch Leven and hatch to attic space.

Master Bedroom

A large master bedroom with carpeted flooring window to the rear and feature internal stain glass window to the rear.

Bedroom 3

A third double bedroom with window to the front, with views towards Loch Leven and carpeted flooring.

Gardens

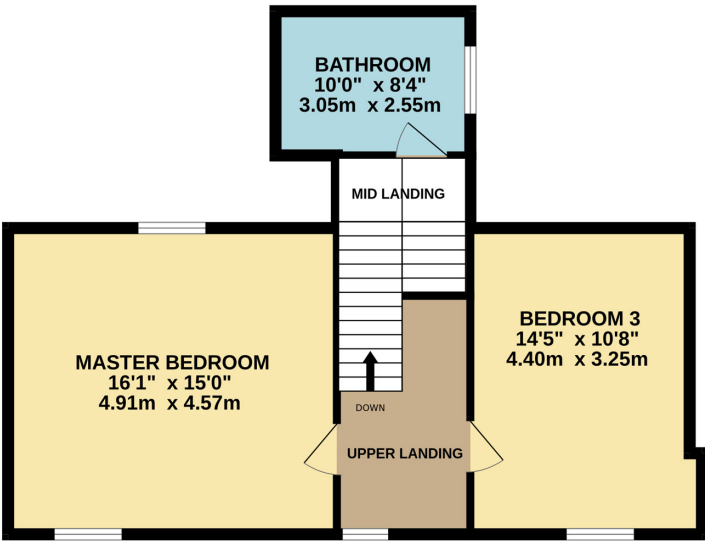
The property has an attractive enclosed rear garden with views towards Bishop Hill. There are various patio areas, lawn area, rockery, vegetable patch, raised planters, an array of plants, flowers, shrubs and trees, timber shed with power, currently housing a freezer, additional timber storage shed and summer house with power, light and adjoining shed section.

Heating

GROUND FLOOR



1ST FLOOR



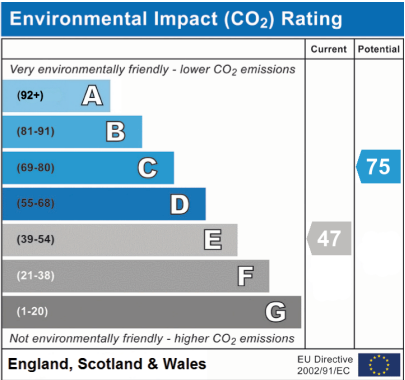
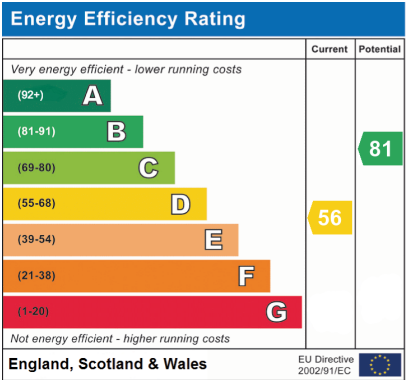
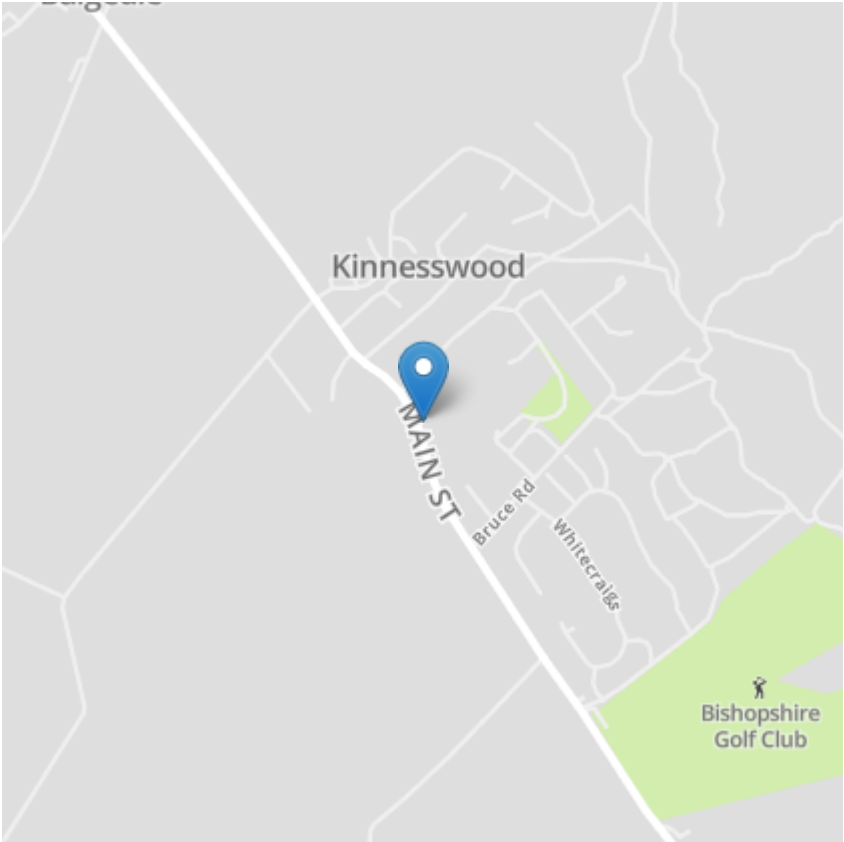
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025





MAIN STREET, KINNESSWOOD - A BETTER PLACE TO LIVE

Kinnesswood is situated in Kinross-shire and is a beautiful village set below Bishop Hill and overlooking Loch Leven. It won 'Best Village in UK' in the 2023 Britain in Bloom awards and is home to the Michael Bruce Way, a delightful walk linking Kinnesswood and Scotlandwell. The village boasts a nine-hole golf course and some lovely buildings dating from the 18th and 19th Centuries. Amenities include the highly regarded Portmoak Primary School, village shop and garage. The RSPB Loch Leven nature reserve is within close proximity, as well as the renowned Loch Leven Heritage Trail, providing a 20km walking and cycling route around Loch Leven, with 5 cafes en route, with local inns at Wester Balgedie and Scotlandwell. The property gives easy access to Bishop Hill and the extensive trail networks in the Lomond Hills providing opportunities for walkers, runners and mountain bikers. Bishop Hill is a key location for paragliding along with the Scottish Gliding Centre at Scotlandwell. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross High School is widely recognised as one of the best comprehensive schools in the country and there are a host of public schools within easy travelling distance, including Dollar Academy.



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners
John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

