

35 Simpson Wynd, Kinross



Law Location Life



# 35 | Simpson Wynd | Kinross

Outstanding 5 Bedroom Detached Family Home, situated in the heart of Kinross, within walking distance of the Town Centre and enjoying an open outlook to the front towards the historic Kinross Parish Church.

The property offers the perfect combination of contemporary living, enhanced with the addition of a recent garage conversion and has been thoughtfully upgraded by the current owners, immaculately presented throughout.

The accommodation comprises; Reception Hallway, Sitting Room (French Doors to the Garden), Dining Room, Dining Kitchen, Bedroom 5, Shower Room, Upper Level Landing, Master Bedroom (En Suite Shower Room), 3 further Bedrooms and Family Shower Room.

Externally there is an attractive and fully enclosed garden to the rear, further garden to the front and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the carpeted reception hallway. There are doors to the sitting room, dining kitchen, bedroom 5, shower room and staircase providing access to the upper level.

Sitting Room

The carpeted sitting room has French doors with adjoining windows to the rear, providing direct access into the garden and door to the dining room.

Dining Room

This recent garage conversion now provides an additional reception room. There is carpeted flooring, window to the front and storage cupboard.

Dining Kitchen

The contemporary kitchen has storage units at base and wall levels, worktops and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob, extractor fan, fridge/freezer and integrated dishwasher. There are spaces and plumbing for other appliances and ample room for a dining table. Additionally there is a storage cupboard, window to the rear overlooking the garden and door to the side.

Bedroom 5

This room could be used as a further reception room or 5th bedroom. There is a window to the front and carpeted flooring.

Shower Room

The shower room has tiled flooring and part tiled walls and comprises; wash hand basin with storage, wc and corner shower.

Upper Level

The carpeted staircase provides access to the upper landing. The landing is also carpeted and has doors to 4 bedrooms and family bathroom. There is a hatch to the attic space.

Master Bedroom

A large master bedroom with window to the front and built in double wardrobe with sliding doors. There is a door to the en suite shower room and carpeted flooring.

En Suite Shower Room

The en suite shower room is part tiled and has recently been upgraded. It comprises; walk in shower, fitted wc and wash hand basin with storage. There is a window to the front and storage cupboard.

Bedroom 2

A double bedroom with window to the rear and carpeted flooring.

Bedroom 3

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

Bedroom 4

A fourth bedroom with window to the rear, fitted wardrobes and carpeted flooring.

Family Bathroom

The family bathroom is part tiled and comprises; Walk in shower, wall hung wash hand basin, wc. and towel radiator. There is a window to the side.

Gardens

The property benefits from a good sized enclosed rear garden Predominantly laid to lawn with borders of trees, plants and shrubs, there is also a large patio area and timber shed. The garden to the front is again laid to lawn.

Driveway

A driveway to the front provides parking for two vehicles.

EVC

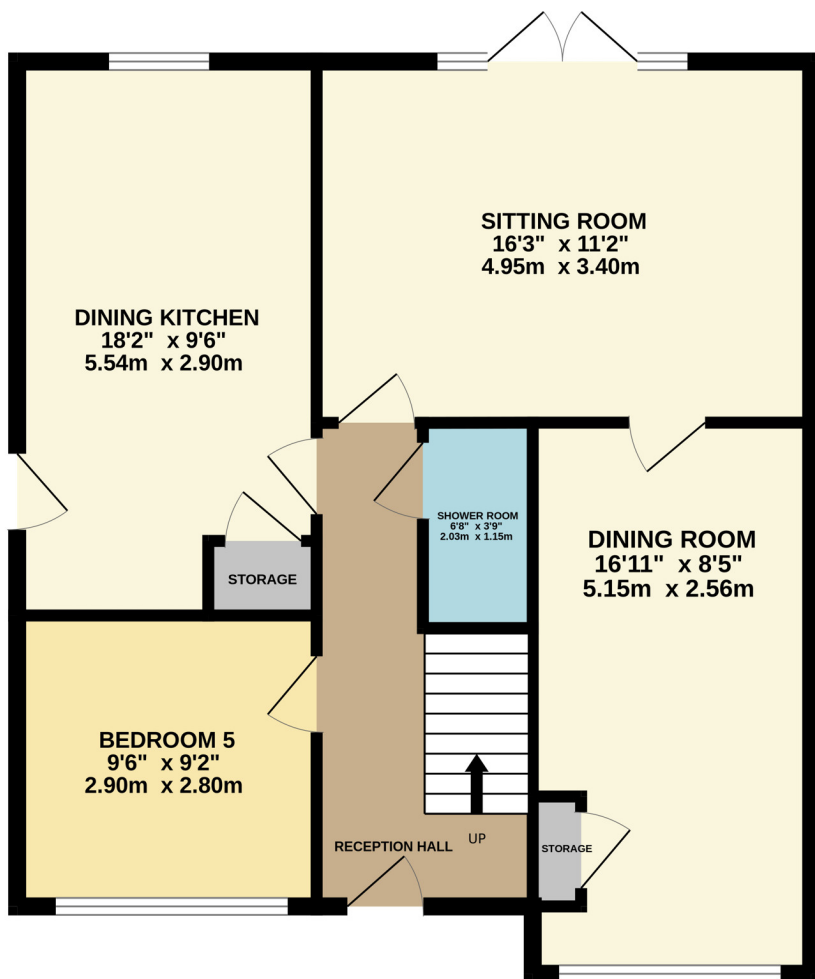
There is an electric vehicle charging point to the front.

Heating

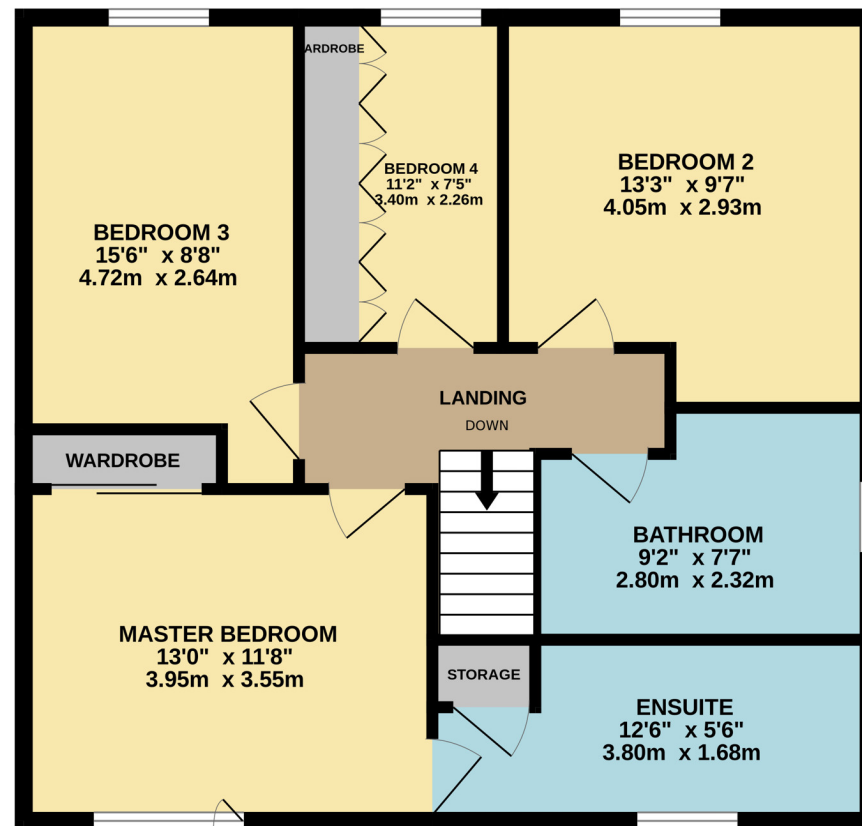
Gas central heating with radiators throughout.



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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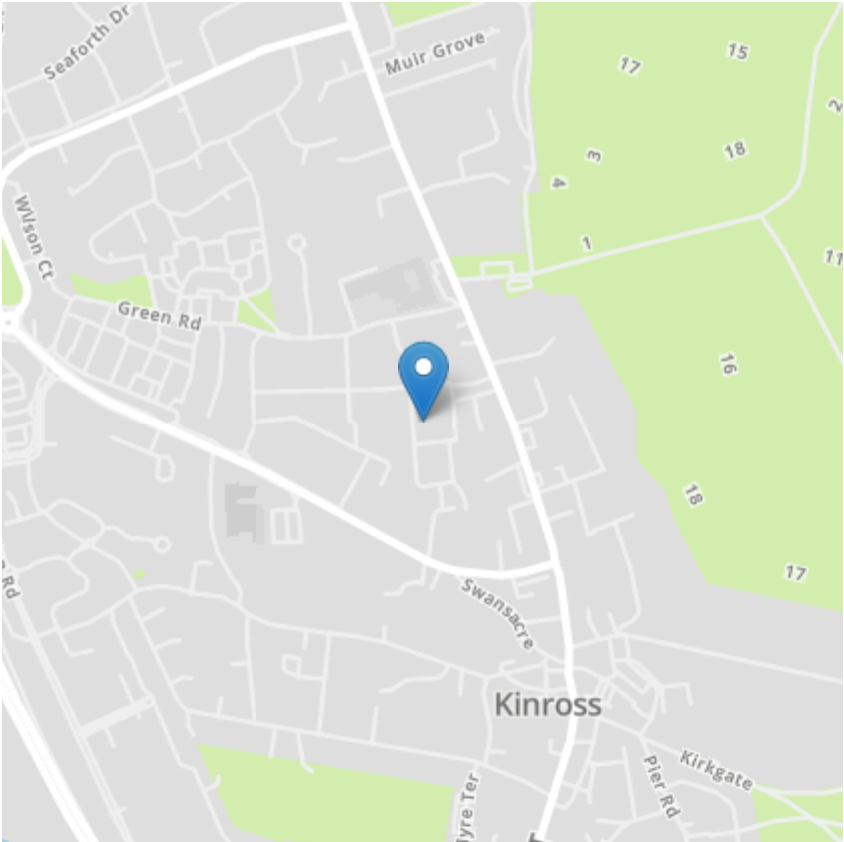






# SIMPSON WYND, KINROSS - A BETTER PLACE TO LIVE

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

