

180 High Street Kinross



Law Location Life

# 180 | High Street | Kinross

An Outstanding End-Terrace Traditional Stone-Built Home, enjoying a prime position in the very heart of Kinross town centre. This much sought-after location offers immediate access to a superb range of local amenities, excellent schooling, cafés and shops, while commuters will appreciate the close proximity to the M90 motorway and the nearby Park & Ride facility.

Beautifully renovated throughout to an exceptional standard, this Extended 3 Bedroom, 3 Bathroom property, seamlessly blends traditional character with contemporary design. Finished with luxury fixtures and fittings, the accommodation has been thoughtfully reconfigured to suit modern family living, creating a stylish and highly flexible home set over three levels.

Ground Floor Level - A welcoming entrance hallway leads to a bright and elegant sitting room, ideal for relaxing or entertaining. The impressive dining kitchen forms the heart of the home, finished to a high specification with quality cabinetry and ample space for family dining. A separate small utility area adds practicality, while Bedroom 3 and a beautifully appointed bathroom complete the ground floor layout — perfect for guests, multi-generational living or home working.

First Floor Level - The spacious principal bedroom features a luxurious en suite shower room and a dedicated dressing area. Bedroom 2 also benefits from its own contemporary en suite shower room, offering comfort and privacy for family or guests.

Second Floor Level - A substantial attic room provides versatile additional space, ideal as a cinema room, hobby area or for storage.

Externally the south-west facing rear garden is a standout feature, enjoying excellent sunlight and offering a fantastic entertaining space. A generous patio area provides the perfect setting for outdoor dining and summer gatherings. To the side, there is potential to create a driveway for two vehicles (currently awaiting planning permission consent), with ample on-street parking also available to the front of the property.





## Accommodation

### Entrance Hallway

Entry is from the front into the entrance hallway. There is vinyl flooring, carpeted staircase to the upper level and door providing access into the sitting room.

### Sitting Room

A good sized reception room with carpeted flooring, window to the front and open access into the hallway.

### Hallway

The carpeted hallway has doors to the dining kitchen, bedroom 3, family bathroom and storage cupboard.

### Dining Kitchen

A quality kitchen with storage units at base and wall levels, including pan drawers and refuse/recycling bin store, worktops and ceramic Belfast sink. Fitted appliances include 'Bosch; oven, electric hob, extractor fan and dishwasher. There is 'Porcelanosa' tiled flooring, window to the rear and open access to the utility area and dining area. The dining area has ample room for a dining table, 'Porcelanosa' tiled flooring and patio doors to the rear.

### Utility Area

The utility area is a useful space, with integrated fridge/freezer and spaces for a washing machine and tumble dryer.

### Bedroom 3

A double bedroom with carpeted flooring, window to the front and fitted wardrobe.

### Family Bathroom

The family bathroom has 'Porcelanosa' tiled flooring and part tiled walls and comprises; bath with shower over, wc, wash hand basin with storage, vertical radiator and LED touch mirror.

### Upper Level Landing

The carpeted upper level landing has doors to the master bedroom, shelved storage and open staircase to the attic room.

### Master Bedroom

A double bedroom with carpeted flooring, window to the front and doors to the en suite shower room and dressing room.

### En Suite Shower Room

The luxury en suite shower room has 'Porcelanosa' tiled flooring and part tiled walls, there is a walk in shower, wc, wash hand basin with storage, vertical radiator, LED touch mirror and window to the rear.

### Dressing Room

The dressing room is carpeted with clothes rail and window to the front.

### Bedroom 2

A further double bedroom with carpeted flooring, with shelved alcove, window to the front and door to the en suite shower room.

### En Suite Shower Room

The en suite shower room has 'Porcelanosa' tiled flooring and part tiled walls and comprises; walk in shower, wash hand basin with storage, wc, LED touch mirror and window to the rear.

### Attic Room

The carpeted attic room could be utilised in a variety of ways, either as a cinema room, hobby room or for storage.

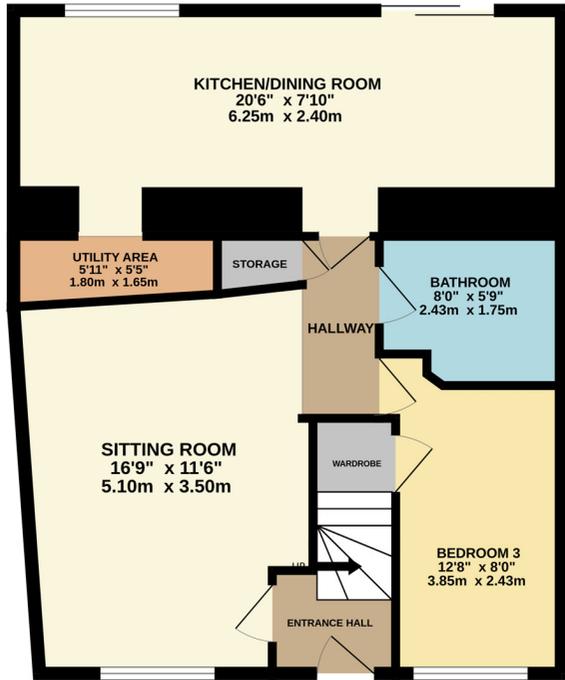
### Heating

Gas central heating.

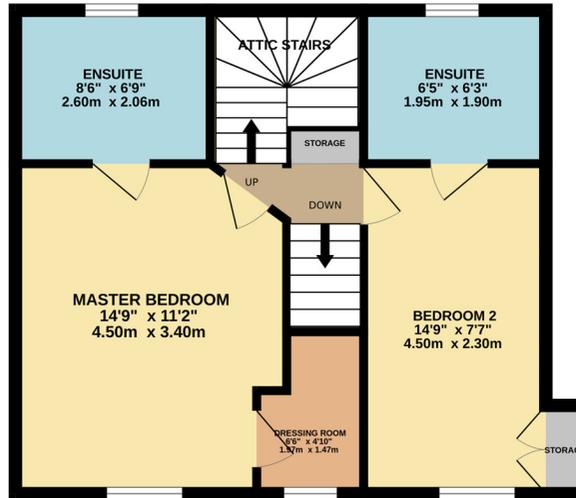
### Gardens

The rear West facing garden is enclosed with large paved patio area. There is a section of garden to the side that could be utilised as a driveway which could accommodate 2 vehicles, but is currently awaiting a decision from Perth & Kinross Planning.

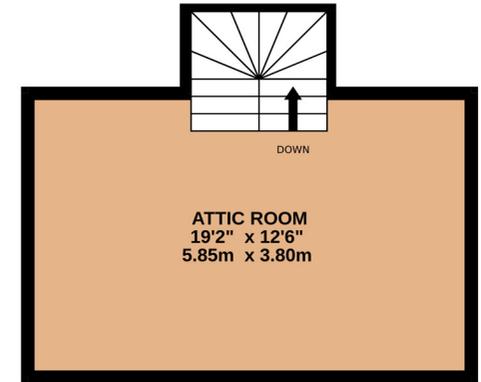
GROUND FLOOR



1ST FLOOR

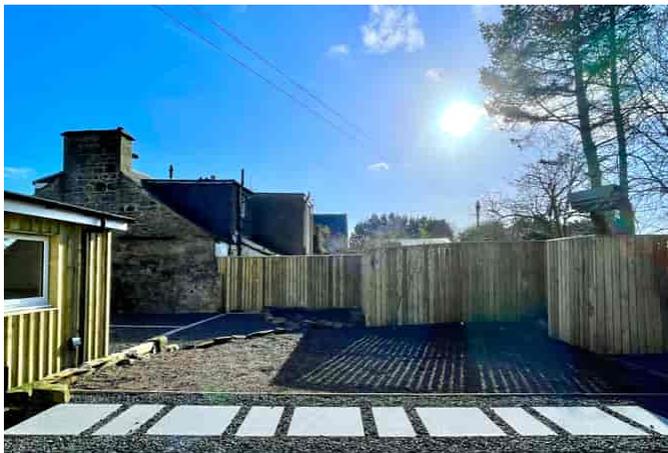


2ND FLOOR



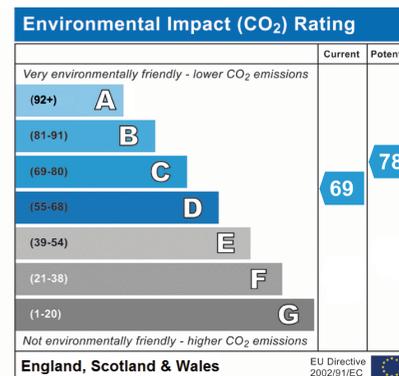
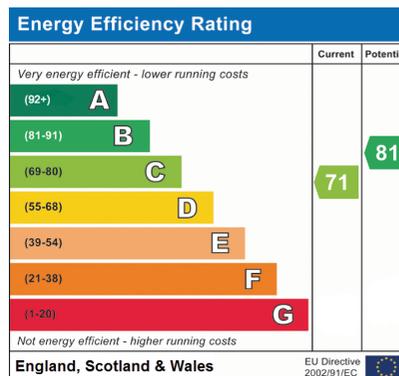
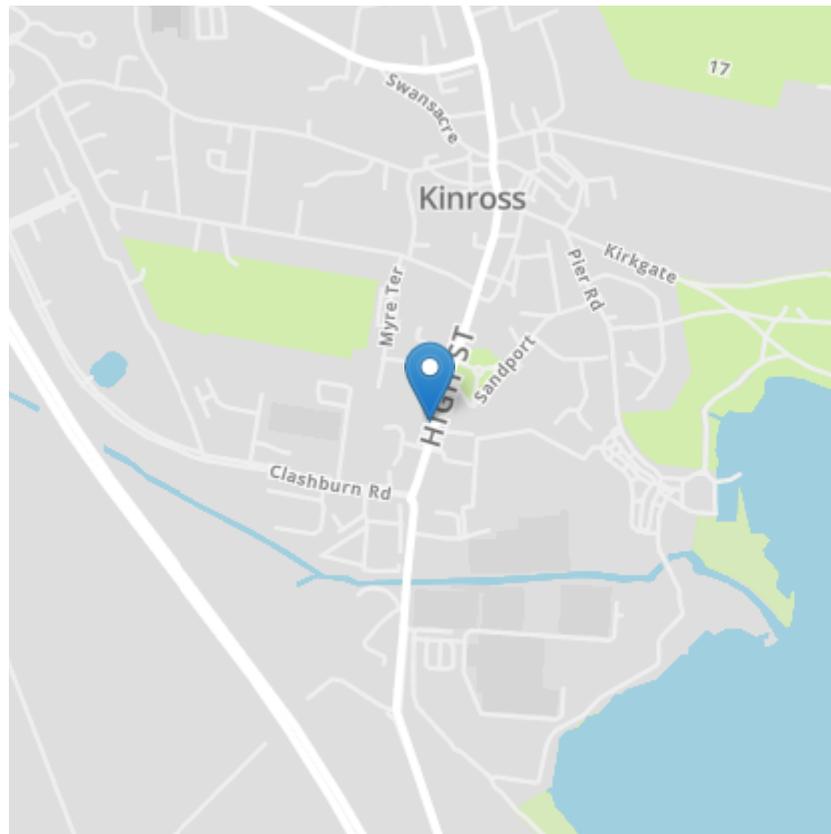
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

