

# Sylvan Cottage

## 6 6 High Street, Kinross



Law Location Life

# Sylvan Cottage | 6 | 6 High Street | Kinross

An Outstandingly Appointed Detached Stone Built Cottage in a much sought-after Town Centre location set within substantial mature South facing gardens of approximately just under 1/4 of an acre. This magnificent family home is well presented throughout and still retains an abundance of character and some period features.

The accommodation is extremely flexible being currently utilised as; Entrance Porch, Reception Hallway, Sitting room, Open Plan Kitchen/Dining Room, WC Room, Upstairs Split-Level Landing, Master Bedroom (Fitted Wardrobes), 2 Further Double Bedrooms, Storage/Box Room and Family Bathroom.

Within the grounds there is a brick outbuilding/garage (which could be developed - subject to planning permission), extensive secluded gardens and large driveway.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Porch

Entry if from the front into the entrance porch. There are windows to the front and sides, tiled flooring and door to the reception hallway.

### Reception Hallway

The reception hallway has bamboo flooring and doors providing access to the sitting room, open plan kitchen/dining room, wc room and staircase to the upper level.

### Sitting Room

A great sized reception room with windows to the front and side, wood flooring, fireplace with gas coal effect fire, high ceilings, ornate cornicing and high skirting boards. There is a door to the open plan kitchen/dining room.

### Open Plan Kitchen/Dining Room

A large L shaped room with bamboo flooring throughout. This room could be used in a variety of ways and is currently utilised as an open plan kitchen/dining room. The kitchen area has storage units at base and wall levels, worktops, splash back tiling, 1 1/2 bowl sink and drainer and a window to the rear. There is a fitted oven, electric hob, extractor fan and integrated fridge, with space for a freezer and plumbing for a dishwasher and washing machine. The dining area has ample space for dining furniture, door to a storage cupboard and window to the front.

### WC Room

The wc room has bamboo flooring and comprises; wc and wall hung wash hand basin.

### Split Level Landing

A wood staircase with carpet runner provides access to the split level landing. The carpeted split level landing has doors to the bedrooms, storage/box room and family bathroom.

### Master Bedroom

A good sized master bedroom with carpeted flooring, fitted wardrobe and open wardrobe with hanging rail.

### Bedroom 2

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

### Bedroom 3

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

### Storage/Box Room

A useful storage room with skylight to the front and hatch to the attic space.

### Family Bathroom

The family bathroom has vinyl flooring and comprises; bath with shower over, wc and pedestal wash hand basin. There is a window to the rear and frosted transom window, allowing for additional light.

### Gardens

Set in approximately just under 1/4 of an acre, the private South facing garden to the side is fully enclosed and surrounded by privacy hedging. Predominantly laid to lawn, there are 2 timber sheds and a playhouse. The enclosed front garden has lawned areas with borders of plants, flowers and shrubs.

### Brick Outbuilding/Garage

The brick outbuilding is currently utilised for storage, but could be used as a garage or subject to planning could be developed as an outside office etc.

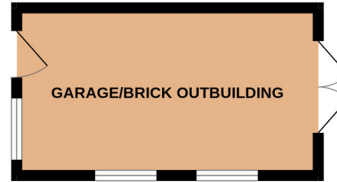
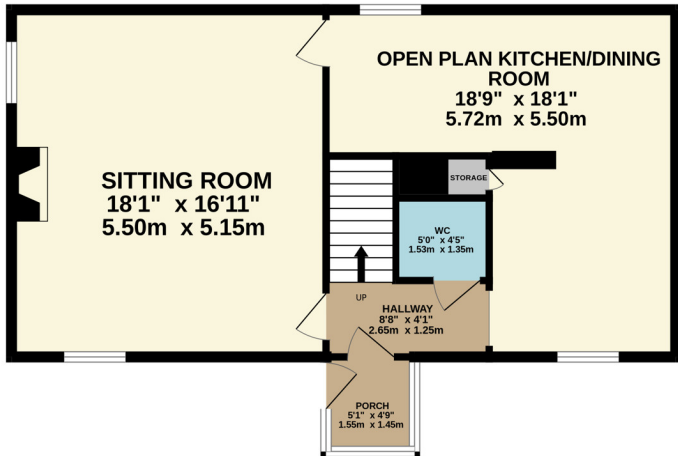
### Driveway

The property has a large gated driveway to the side of the property. The driveway is chipped with space for 3/4 vehicles.

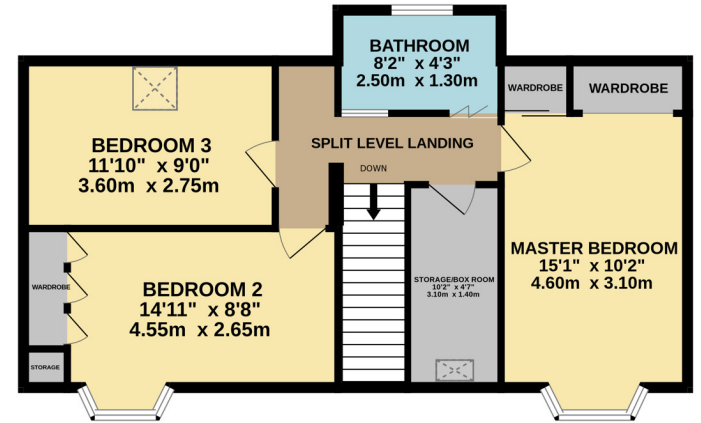
### Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



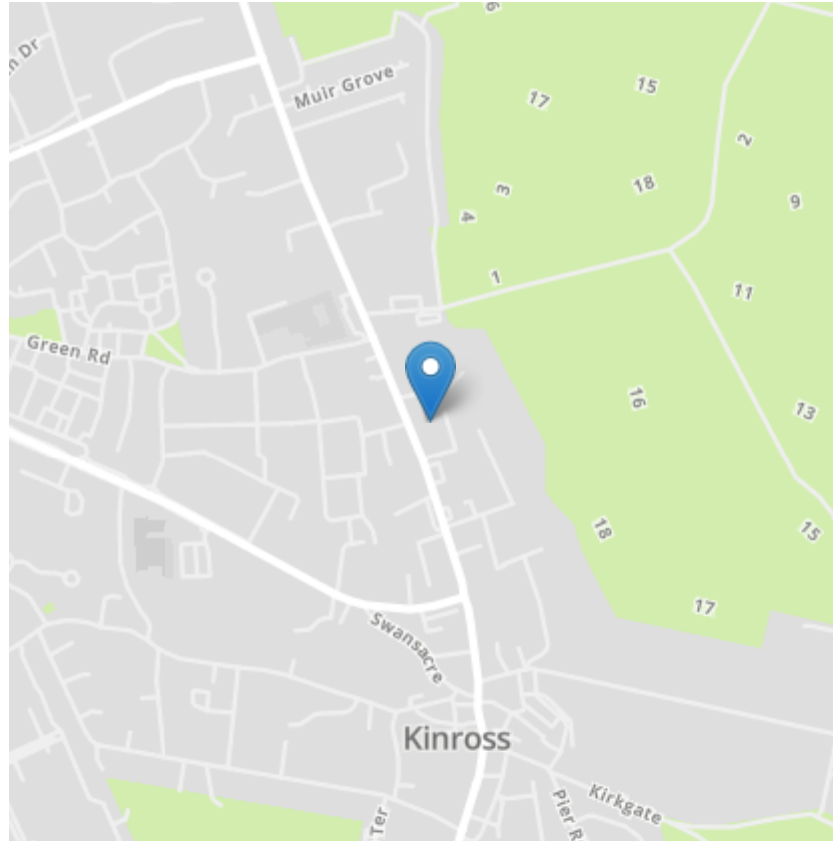
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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# 6 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

T: 01577 862405  
F: 01577 862829  
E: [property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)  
[www.andersons-kinross.co.uk](http://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

