

# The Cottage Main Street, Kinnesswood



Law Location Life



# The Cottage | Main Street | Kinnesswood

Detached, Semi-Derelict Cottage, situated in the highly sought after village of Kinnesswood and set in good sized gardens with views over Bishop Hill and towards Loch Leven.

The property is currently uninhabitable, but offers a fantastic development opportunity.

The accommodation is flexible and currently comprises; Sitting Room, Sun Room, Kitchen, Bathroom, Downstairs Bedroom/Further Reception Room, Large Upper Level Bedroom (Could easily be split into 2) and Attic Room.

Externally there are sizable South West facing gardens and there is an area of ground to the front, suitable for parking.

Viewing is highly recommended and strictly by appointment only.







## Accommodation

### Kitchen

Entry is from the rear into the kitchen. There is a window to the rear, fitted cupboard, shelved recess and door providing access into the inner hallway and open hatch to the attic room.

### Inner Hallway

The inner hallway has a window to the front and doors to the bathroom and sitting room.

### Bathroom

The bathroom has a window to the front.

### Sitting Room

A large reception room with window to the rear, open access into the sun room, door to the downstairs bedroom/further reception room and staircase to the upper level.

### Sun Room

The sun room is situated to the front of the property.

### Bedroom/Reception Room

A versatile room which could be utilised as a further reception room or bedroom. There are windows to the side and rear and door to understair storage.

### Upper Level

The large open plan upper level room has 2 dormer windows to the front and skylight. This room could easily be split into 2.

### Attic Room

There is a small access point into a good sized attic room.

### Gardens

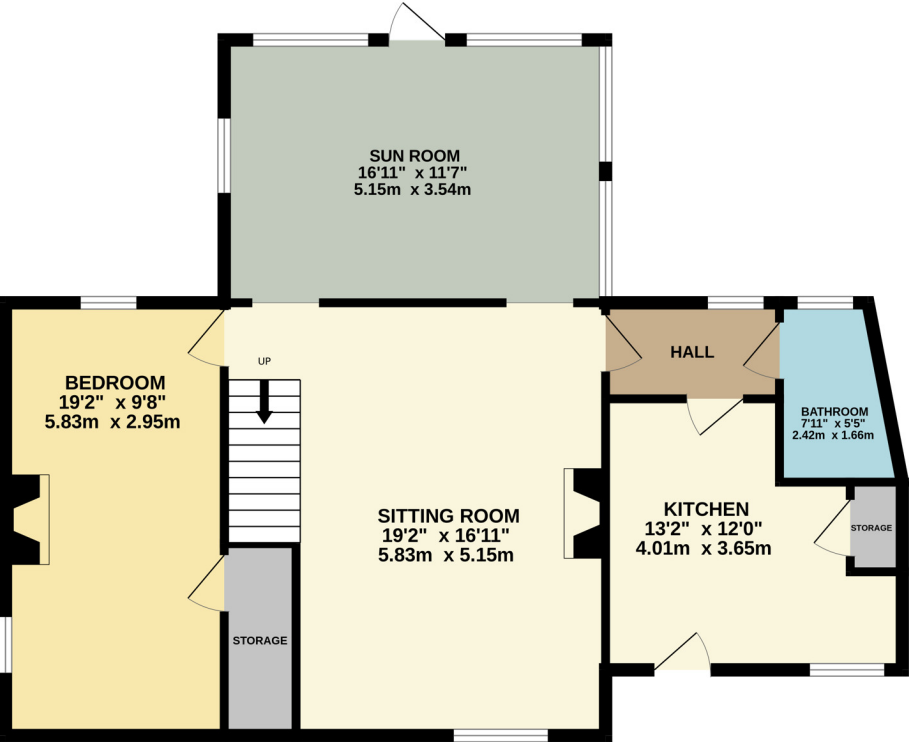
The garden is laid to lawn and offers a good degree of privacy with trees and hedges. There are views over Bishop Hill and towards Loch Leven.

### Parking

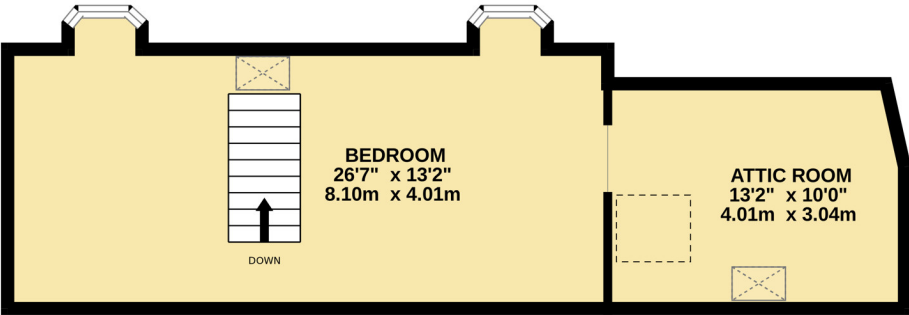
There is a lowered kerb to the front of the property with access to a parking space.



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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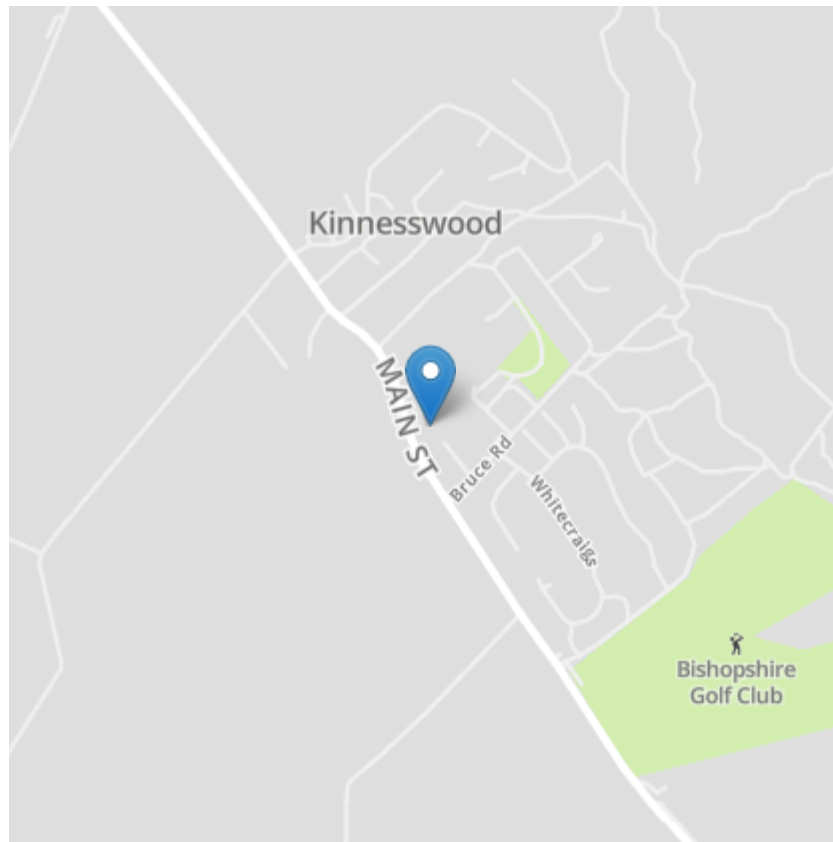






# MAIN STREET, KINNESSWOOD - A BETTER PLACE TO LIVE

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 and village shop. 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.



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## Partners

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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

