

Jetrigg, Kinross, Kinross-shire



Law Location Life

Jetrigg | Kinross | Kinross-shire

A highly desirable and impressive Traditional Detached Cottage enjoying a wonderful location, set in just over 5 acres, with breathtaking views over Loch Leven, Bishop Hill and Benarty Hill. Situated only a few minutes from Kinross Town Centre and access to the M90 Motorway, the property is beautifully presented throughout and has also been run as a successful Bed & Breakfast by the current owners in the past.

The spacious and flexible accommodation comprises; Ground Floor - Entrance Vestibule, Sitting Room, Lounge, Dining Hall, Kitchen, Utility Room, 2 double Bedrooms and Cloakroom/Shower Room. First Floor - Large Landing/Sitting Room, Master Bedroom with En Suite Shower Room & Dressing Room, Guest double Bedroom and Bathroom.

Externally the property is set in spectacular gardens, with the additional undeveloped agricultural land offering huge scope (subject to planning consents) for use as a smallholding or for equestrian use. There is also full planning permission for a tourism/holiday home development of 9 Holiday Units, a Hostel, Café and Leisure Facilities (ref: 11/ 00997 / FLL).

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. A door provides access into the hallway.

Open Plan Hallway/Dining Room

The large open plan hallway has wood flooring and provides access to the sitting room, lounge, kitchen, dining room, 2 double bedrooms, cloakroom/shower room and attractive timber staircase to the upper floor.

Sitting Room

A formal sitting room with wood flooring and window to the front, overlooking the front gardens.

Lounge

A magnificent reception room with stunning views over Loch Leven to the rear. There is a wood burning stove and attractive wood flooring.

Kitchen

The kitchen is open plan to the hall/dining room and has a good range of contemporary storage units at base and wall levels, worktops, feature kitchen island with sink, drainer and additional storage cupboards. Fitted appliances include 'Neff' electric hob, extractor, two 'AEG' ovens, fridge and freezer. There is space and plumbing for a dishwasher, tiled flooring, large window looking towards Loch Leven and door into the utility room.

Utility Room

A large utility room with storage units and base and wall level, worktops, stainless steel sink and space and plumbing for a washing machine and tumble dryer. There is a window to the rear and side, door into into the garden and tiled flooring.

Dining Room

The open plan dining room has ample space for a large dining table, wood flooring, a window to the front and small cupboard housing the electricity meters.

Bedroom 3

A double bedroom with wood flooring and large window to the front.

Bedroom 4

A double bedroom with carpeted flooring and window to the side with views towards Loch Leven and Kinross.

Cloakroom/Shower Room

The cloakroom provides open access into the shower room which comprises; walk in shower, wc and wash hand basin. There is a window to the rear and tiled flooring.

Upper Level - Landing/Sitting Room

A timber staircase provides access to the upper level landing/sitting room, there are two Velux windows with stunning views to the rear, laminate flooring and doors providing access to the master bedroom, bedroom 2 and family bathroom.

Master Bedroom

A double bedroom with laminate flooring, two Velux windows to the rear with views towards Loch Leven and beyond, and doors to the en suite shower room and dressing room.

En Suite Shower Room

The en suite shower room comprises; wc, pedestal wash hand basin, shower and chrome towel radiator. There is a Velux window to the front and laminate flooring.

Dressing Room

The walk in dressing room has laminate flooring, a Velux window to the front and door to the eaves storage area.

Bedroom 2

A large double bedroom with laminate flooring and two Velux windows to the front and rear with beautiful Loch views.

Family Bathroom

The family bathroom comprises; wc, pedestal wash hand basin, bath, shower, chrome towel radiator, laminate flooring and Velux window to the front.

Gardens

The property is set in beautifully maintained gardens with an array of plants, flowers and trees. Predominantly laid to lawn, there is a decked patio area to the rear and chipped patio to the front, allowing panoramic views from all directions.

Paddock

The additional undeveloped agricultural land of approximately 4.7 acres offers huge scope (subject to planning consents) for use as a smallholding or for equestrian use. There is also full planning permission for a tourism/holiday home development of 9 Holiday Units, a Hostel, Café and Leisure Facilities (ref: 11/ 00997 / FLL).

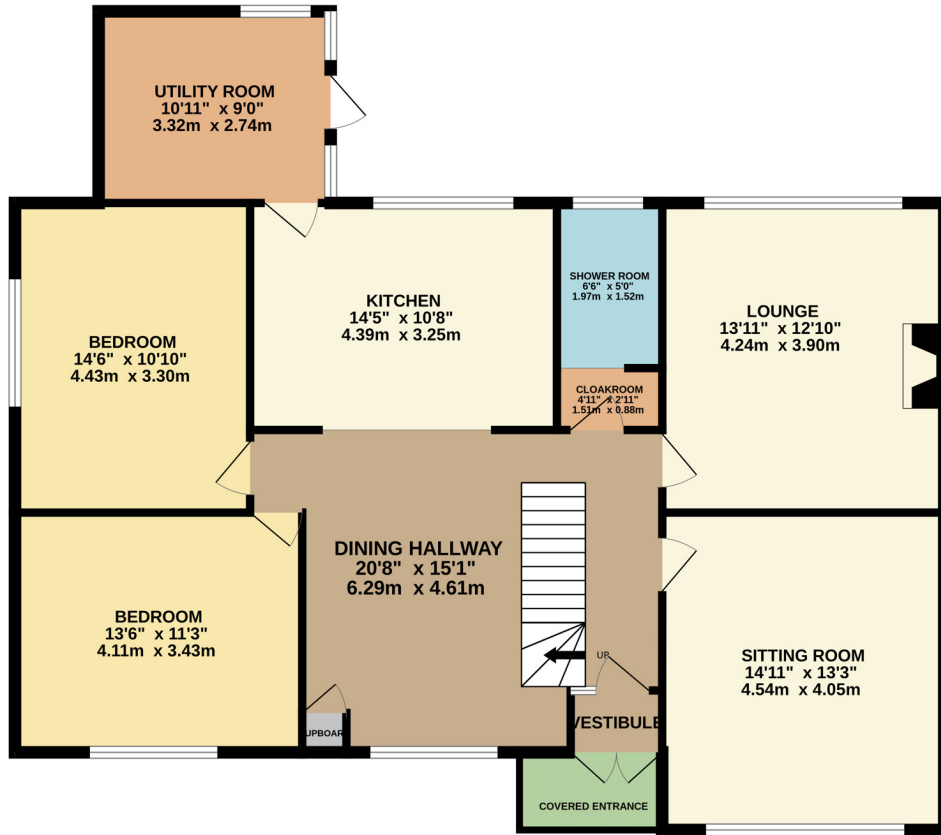
Garage & Driveway

The property benefits from a detached garage and driveway to the front.

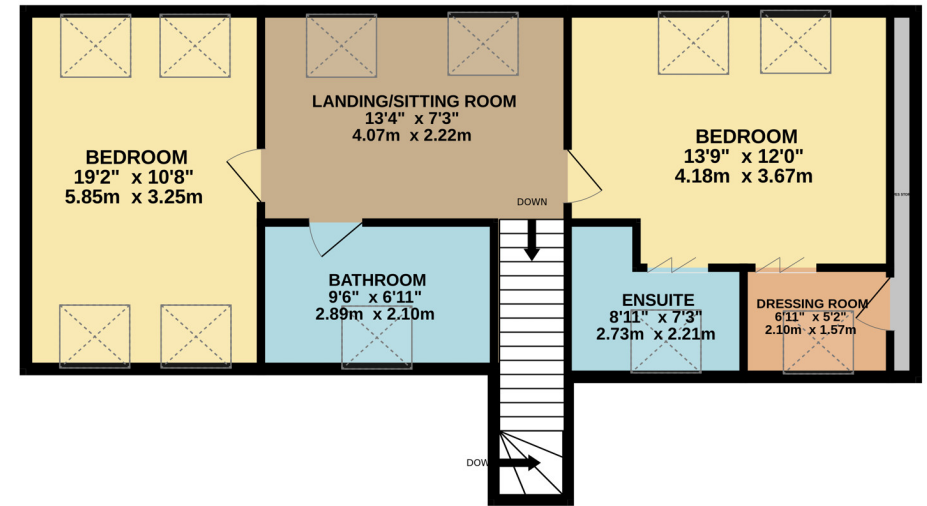
Directions

From Kinross, head south along the High Street and continue out of the town along the B996. The site (and Jettrigg) are situated on your left after approximately 1km via the access road for 'Cavelstone Farm'.

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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JETRIGG, KINROSS-SHIRE - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the 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. Add to the mix a wide range of 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

