

126 HIGH STREET

Kinross, Perth and Kinross, KY13 8DA



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KINROSS 32

A former guest house in the charming burgh of Kinross, this traditional lower double villa offers six/seven bedrooms, versatile living areas, and multiple bath/shower-rooms, complemented by a detached annexe with four bedrooms and two shower rooms. The property also benefits from a corner plot with a generous garden and private parking, all set in a central location within easy reach of amenities and attractions, including shops, schools, and the enchanting Perthshire countryside.



PROPERTY NAME

126 High Street

LOCATION

Kinross, Perth and Kinross, KY13 8DA

APPROXIMATE TOTAL AREA:

283.6 sq. metres (3052.8 sq. feet)

Ground Floor-



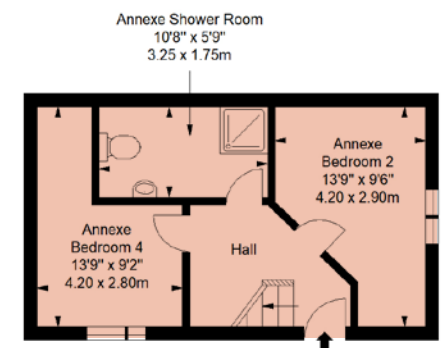
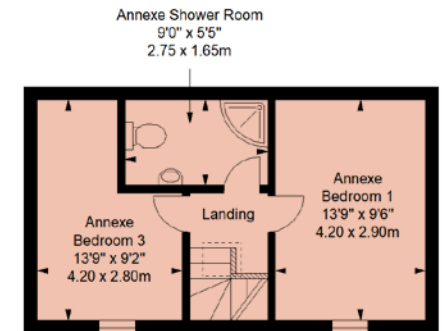
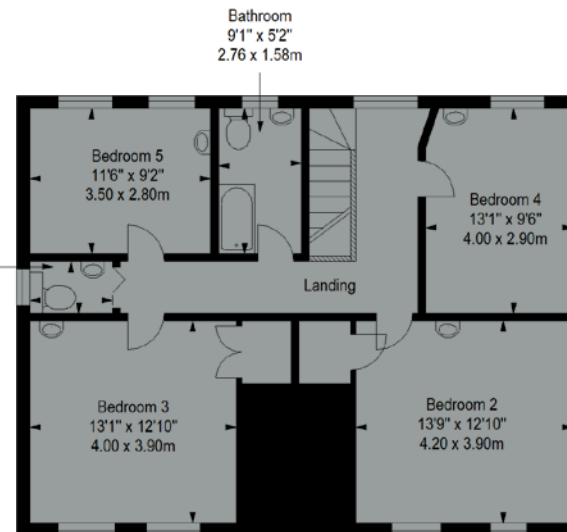
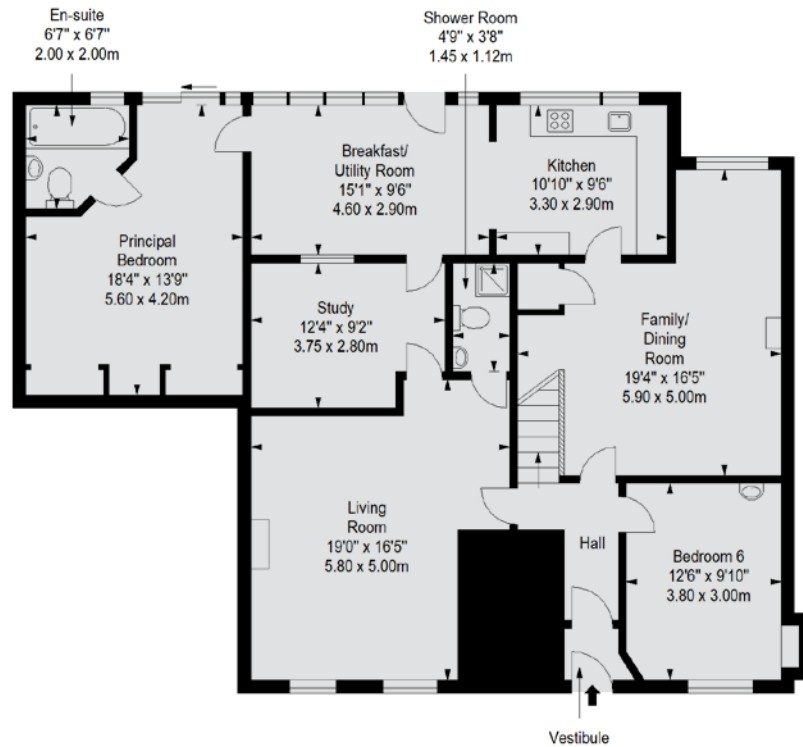
First Floor-



Annexe -



The floorplan is for illustrative purposes. All sizes are approximate.



GENEROUS SIX-BEDROOM LOWER DOUBLE VILLA IN CENTRAL KINROSS

Enjoying a prime central position in the historic county town of Kinross, this substantial extended home with its separate two-storey annexe provides outstanding space and flexibility. Kinross itself sits in a scenic loch-side setting and, adjacent to the M90, is ideally placed for swift travel – just 20 minutes to Perth, and under an hour to both Edinburgh and Dundee, each with airport

connections. Together, the two properties present exciting potential for modernisation and development. They can easily accommodate a large family, facilitate multi-generational living, or, subject to permissions, provide rental income or a renewed hospitality venture. For buyers seeking an investment with adaptability and opportunity, this is an exceptional prospect.



GENERAL FEATURES

- Central address in the charming town of Kinross
- Generous two-storey lower villa (former guest house)
- Spacious detached annexe
- Excellent scope for modernisation and repurposing, subject to permissions
- EPC Rating - C

ACCOMMODATION FEATURES

Main Residence:

- Vestibule and entrance hall
- Versatile living room with double windows, fireplace, and en-suite shower room
- Bright family/dining room with storage and kitchen access
- Light-filled kitchen and large utility room with garden access
- Cosy multi-purpose study
- Principal suite with storage, bright bathroom, and garden access
- Five double bedrooms - each with a washbasin (two with storage)
- Bright family bathroom and additional separate WC

Detached Annexe:

- Entrance hall and upper landing
- Four flexible bedrooms over two floors
- A shower room on each level
- Gas central heating and double glazing in both properties

EXTERNAL FEATURES

- Appealing corner plot
- Generous mature rear garden
- Private driveway



EXCELLENT POTENTIAL

FOR MULTI-GENERATIONAL LIVING

A traditionally tiled vestibule and adjoining entrance hall flow into two reception rooms, both well-illuminated by double windows.



VERSATILE

LIVING SPACES



The living room features an elegant fireplace with an electric fire and the unusual benefit of an en-suite shower room, making it a flexible option for additional sleeping quarters. The second reception room provides space for both dining and relaxed seating, with useful storage and a direct connection to the kitchen. A third ground-floor living space, enhanced by wood-style flooring, neutral décor, and fitted shelving, offers the ideal home study or snug.

LIGHT-FILLED KITCHEN



AND LARGE UTILITY ROOM

Overlooking the garden, the kitchen is appointed in a tasteful modern style, with sleek white cabinets, wood-toned worktops, and a mosaic-tiled splashback. A deep Belfast sink, an under-counter dishwasher, a freestanding gas cooker (and space for an upright fridge freezer) are included. Adjoining is a bright utility room with garden access. Subject to permissions, it could be incorporated into the kitchen to create an impressive open-plan dining hub.



LARGE BREAKFAST/UTILITY ROOM
WITH GARDEN ACCESS



PRINCIPAL SUITE WITH GARDEN ACCESS

The ground-floor principal bedroom boasts a bespoke wardrobe system, neutral décor with modern wood-style flooring, and sliding patio doors opening directly onto the garden. Its aqua-panelled en-suite bathroom features a WC, vanity basin, and bath with overhead shower.





FURTHER BEDROOMS



Five additional bedrooms are arranged across the ground and upper floors, all light-filled (most with double windows) and each equipped with a handy washbasin. Two also have storage.





ADDITIONAL

BATHROOM AND WC



Located off the airy, first-floor landing are a bright family bathroom, with a shower-over-bath, and a further handy WC.

A SEPARATE ANNEXE



Detached to the rear, the two-storey annexe offers four flexible bedrooms and two shower rooms, with interiors in neutral and wood tones. It presents excellent potential for independent living, rental, or business use, subject to permissions.



FOUR FLEXIBLE BEDROOMS



GARDEN & PARKING

The rear garden is a delightful outdoor space with paved seating areas, a central lawn, established borders, and a water feature. A side driveway provides private parking and direct access to the annexe, with scope to add gates for extra security.



Extras: The sale includes all fitted flooring, selected window coverings, standard light fittings, dishwasher, and cooker. Some smart features and video doorbell will not be included.





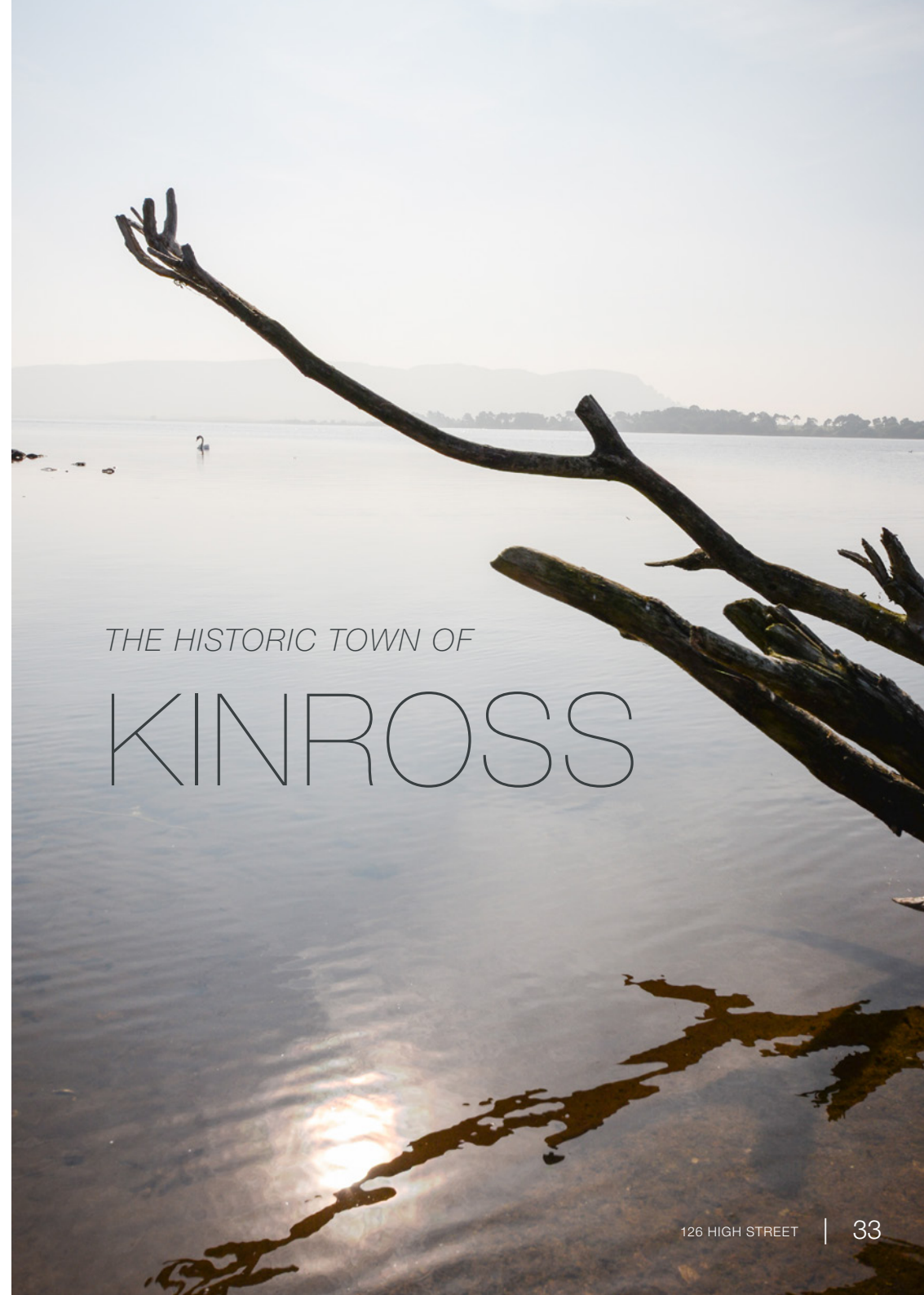
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The right way to move
126 High Street

The annexe



Conveniently positioned just off the M90, the historic town of Kinross offers all the benefits of a small-town lifestyle. Kinross is set on the edge of Loch Leven, which is renowned for its outstanding wildlife and heritage attractions, which include a medieval castle and an RSPB nature reserve. The thriving High Street hosts a wealth of amenities, including a family bakery and an award-winning butcher. The stunning Kinross-shire countryside offers

no shortage of outdoor pursuits, from hiking and cycling to golf and equestrian. Sport and fitness enthusiasts are very well catered for, with a leisure centre, curling rink, rugby/hockey grounds, and a tennis club in Kinross. The property falls within the catchment area for Kinross Primary School and Kinross High School. The M90 allows swift travel to Perth and Edinburgh, while Kinross park-and-ride provides convenient public transport links.



THE HISTORIC TOWN OF KINROSS



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► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

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All sizes are approximate.