

Blossom Cottage

200 High Street, Kinross



Law Location Life

Blossom Cottage | 200 | High Street | Kinross

Blossom Cottage is an Outstanding Traditional Stone Built Property, situated in a much sought after location in the heart of Kinross Town Centre. The property has been lovingly upgraded and renovated throughout, whilst still retaining all of its character & charm and offers scope for further extension (subject to planning).

The beautifully presented accommodation has been re-designed for modern day living and comprises; Ground Floor - Entrance Hallway, Sitting Room, Dining Kitchen, Utility Room. First Floor - Large Master Bedroom, Bedroom 2 & Family Bathroom. Second Floor - Large Attic Room.

Externally the South West facing rear garden provides a fantastic entertaining space, with large decked area, patio, numerous seating areas, as well as raised planters, summer house and timber shed

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There is laminate tile effect flooring, doors to the sitting room, dining kitchen and under stair storage cupboard and staircase to the first floor.

Sitting Room

An impressive reception room with feature exposed stone wall with two alcoves and fireplace. There are windows to the front and rear and laminate flooring.

Dining Kitchen

A stunning contemporary dining kitchen with shaker style storage units at base and wall levels, pantry cupboard, worktops, attractive tiling and double ceramic sink. Appliances include a 'Belling' Range and gas hob. There is ample space for a dining table, windows to the front and rear, laminate tile effect flooring and door to the utility room.

Utility Room

The utility room has storage cupboards, worktop and spaces for a fridge/freezer, dishwasher and washing machine. There is tile effect laminate flooring and door with small step into the rear garden.

First Floor

The carpeted staircase provides access to the landing, with window to the front and doors to the master bedroom, bedroom 2, family bathroom and staircase to the attic room.

Master Bedroom

A large master bedroom with window to the front and laminate flooring.

Bedroom 2

A second double bedroom with windows to the front and rear, laminate flooring and shelved Edinburgh Press.

Family Bathroom

The family bathroom has contemporary tiling and comprises; wc, pedestal wash hand basin, bath with shower over, towel radiator and window to the rear. There is a fitted cupboard housing the boiler with additional storage and laminate flooring.

Attic Room

The large attic room has carpeted flooring and Velux windows to the the front.

Heating

Gas central heating.

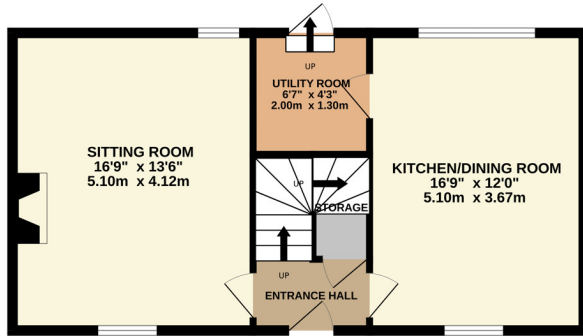
Gardens

The attractive and low maintenance South West facing rear garden is fully enclosed and provides fantastic outside space, perfect for entertaining. There is a large decked area, paved patio, various seating areas, raised planters and some trees and shrubs. Additionally, there is a timber summer house and timber shed.

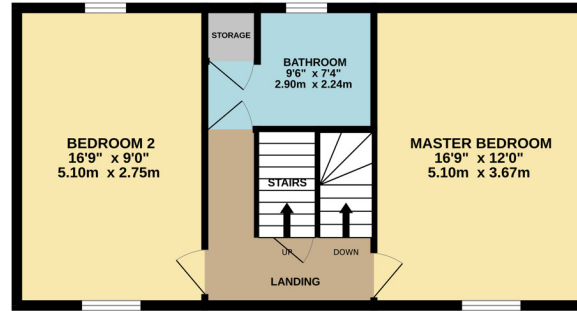
Parking

The property offers ample off street parking to the front of the property.

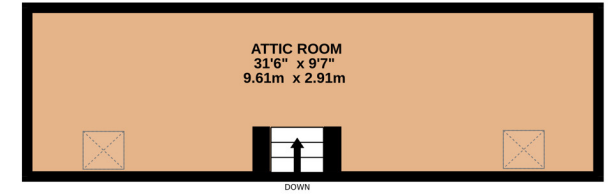
GROUND FLOOR



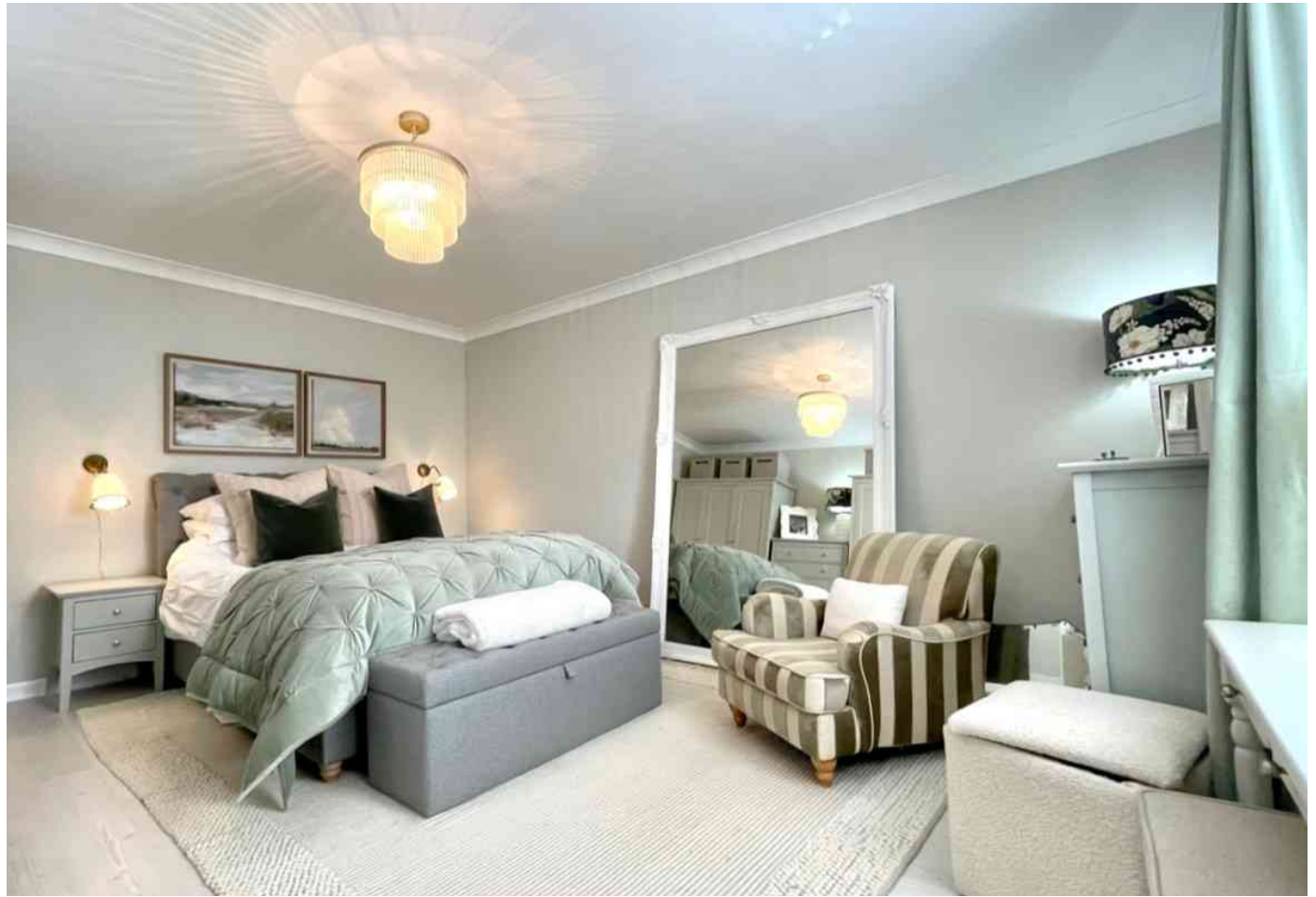
1ST FLOOR



2ND FLOOR



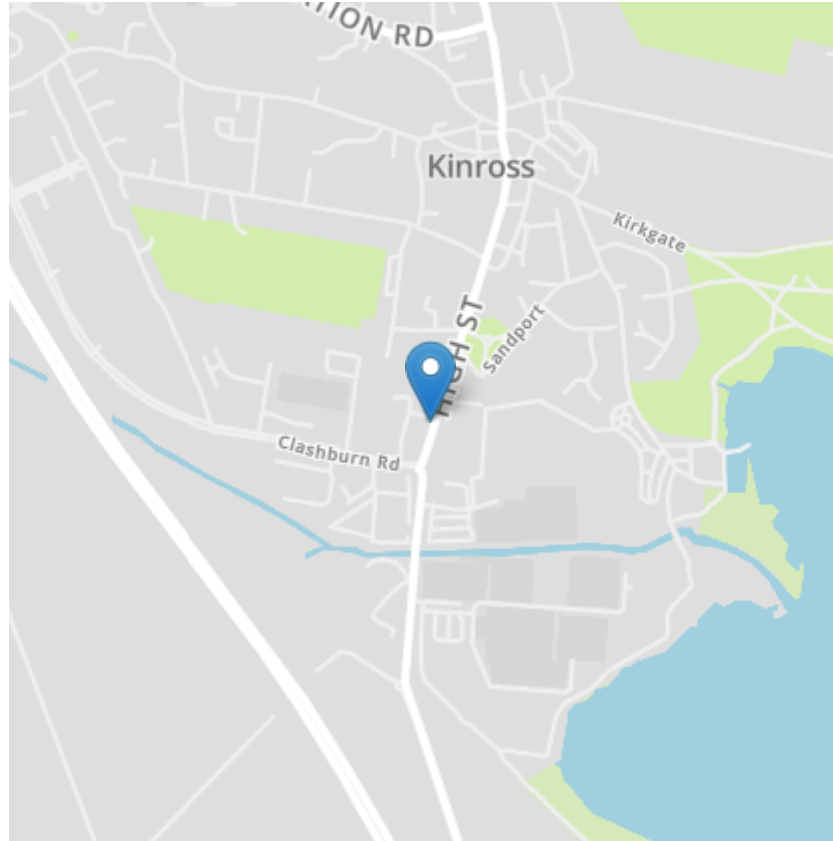
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 sought after 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, 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+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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

