

Hatchbank Cottage Kinross



Law Location Life

Hatchbank Cottage | Kinross

A Story Book Traditional 4 Bedroom Detached Cottage, situated in a sought after location on the edge of Kinross and set in 0.4 acres of generous grounds.

Beautifully presented throughout, this rustic property has been extended several times over the years, but retains all its original charm whilst offering versatile and spacious family accommodation.

The current accommodation comprises; Hallway, Open Plan Kitchen/Dining Room with Feature Spiral Staircase to an upper Level Study, Sitting Room, 4 Double Bedrooms, Bathroom & Shower Room.

Externally the attractive and expansive West facing gardens offer a high degree of privacy, with vegetable patch, herb garden, fruits trees and plenty of scope for outdoor entertaining or use as a small holding. Additionally, there is a detached double garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Open Plan Kitchen/Dining Room

Entry is from the rear into the open plan kitchen and dining room. The dining area has ample space for a large dining table, wood flooring, windows to the side and rear, open access into the kitchen, door to the sitting room and feature staircase to the upper level study.

Study

A useful room currently utilised as a study. There are 2 Velux windows to the side and carpeted flooring.

Kitchen

The kitchen has ample storage units at base and wall levels, worktops, 1 1/2 bowl sink and drainer and windows to the side and rear. There are spaces for appliances, wood flooring and door to the hallway.

Hallway

The hallway is tiled and provides access to the sitting room, bedroom 4 and storage cupboard.

Bedroom 4

Currently used as a 4th double bedroom, this room is carpeted with shelved Edinburgh Press and window to the front.

Sitting Room

A large reception room with carpeted flooring, fireplace and windows to the front and rear. There is a door providing access to the inner hallway.

Inner Hallway

The carpeted inner hallway has doors to 3 further bedrooms, family bathroom, shower room and hatch to the attic space. There are windows to the front and rear.

Master Bedroom

A double bedroom with carpeted flooring, shelved recess, fitted wardrobe and window to the front.

Bedroom 2

A further double bedroom with carpeted flooring and windows to the side and rear.

Bedroom 3

A third double bedroom with carpeted flooring and window to the front.

Family Bathroom

The family bathroom has vinyl flooring and comprises; bath with 'Mira Jump' shower over, vanity wash hand basin with storage, wc and window to the rear.

Shower Room

The shower room has carpeted tiles and comprises; shower with 'Mira Jump' shower, pedestal wash hand basin, wc and chrome towel radiator.

Heating

The property has oil central heating.

Gardens

The expansive West facing gardens are laid to lawn with mature trees, including small orchard, herb garden and vegetable patch. There is a patio ideal for outdoor entertaining and an array of plants, flowers and shrubs.

Garage

There is a detached double garage to the side with two up and over doors, power and light.

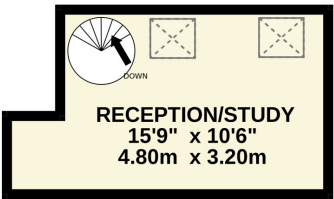
Driveway

There is a driveway to the side of the property which can accommodate up to 3 vehicles.

GROUND FLOOR



1ST FLOOR



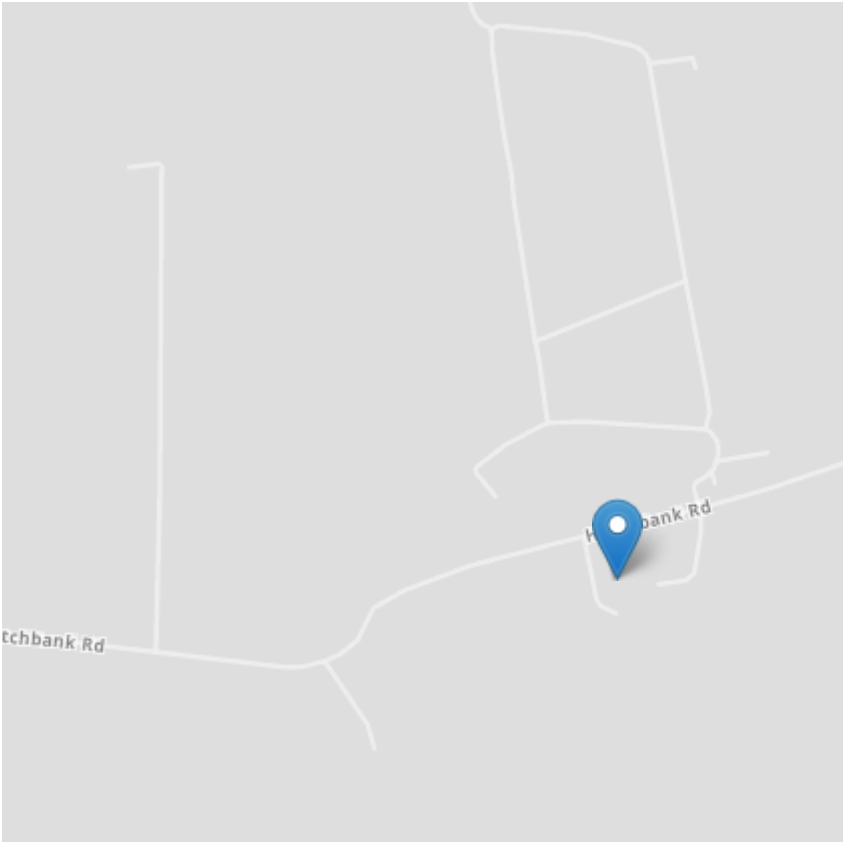
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



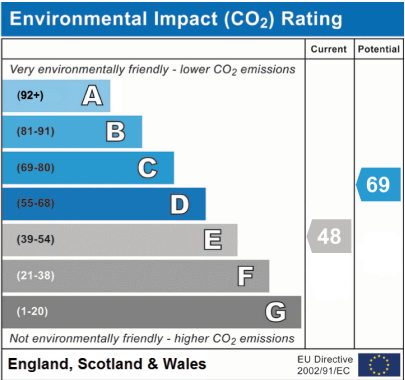
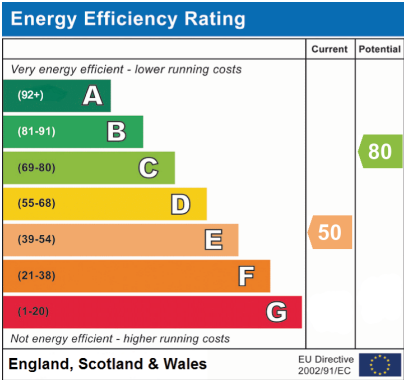
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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.



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