

2 Bishop Terrace, Kinnesswood, Kinross-shire



Law Location Life

2 | Bishop Terrace | Kinnesswood | Kinross-shire

Outstanding Detached Split Level Villa with stunning views overlooking Loch Leven, Bishop Hill and the surrounding Kinross-Shire countryside, situated on an enviable plot in the sought after Village of Kinnesswood. This substantial family home is beautifully presented throughout and is orientated to take full advantage of it's elevated setting.

The extremely spacious and flexible accommodation is set over 3 floors and comprises; Ground Level - Entrance Hallway & Utility

Room Upper Level - Sitting Room, Large Dining Kitchen with Balcony and Wet Room

Lower Level - Master Bedroom, 3 Further Bedrooms, Family Bathroom and ample fitted Storage Areas.

The property further benefits from stunning landscaped gardens to the front and rear and detached double garage

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

The bright and spacious entrance hallway has wood flooring and provides access to the utility room and staircases to the lower and upper levels.

Utility Room

The utility room has a large window to the side, door to the front, vinyl flooring, Belfast sink and plumbing and spaces for a washing machine and tumble dryer.

Upper Hallway

The upper hallway has wood flooring and provides access to the sitting room, dining kitchen, wet room and large storage cupboard.

Sitting Room

A magnificent reception room with large picture window facing South West with stunning views towards Loch Leven and the surrounding hills, with a further window to the front looking towards Bishop Hill. There is wood flooring and a wood burning stove.

Dining Kitchen

A large dining kitchen with contemporary storage units at base and wall levels, including pan drawers, pantry cupboard, worktops, 1 1/2 bowl sink and drainer and breakfast bar with seating for 4. Fitted appliances include a full size fridge and freezer, double oven and microwave, electric hob, extractor fan and dishwasher. There is laminate tile effect flooring and a window with views to the rear. The dining section has wood flooring, hatch to the attic space and door with large picture window to the rear, providing access onto the balcony. The balcony has frameless glass balustrades, allowing for a breathtaking views over Loch Leven and the surrounding countryside. There is room for a small table and chairs.

Wet Room

The wet room comprises; wall hung wash hand basin, wc, walk in shower, towel radiator and window to the side.

Lower Hallway

The carpeted lower hallway provides access to 4 bedrooms, family bathroom and 3 large storage cupboards.

Master Bedroom

A carpeted master bedroom with 2 fitted wardrobes with built in rails, shelving and drawers and window to the rear overlooking the gardens and towards Loch Leven.

Bedroom 2

A double bedroom with carpeted flooring, fitted open wardrobe with built in rail, shelving and drawers and window to the rear overlooking the gardens and towards Loch Leven.

Bedroom 3

A double bedroom with carpeted flooring and window to the rear with views overlooking the gardens towards Loch Leven.

Bedroom 4

A fourth bedroom with carpeted flooring and door and window to the rear providing access onto the garden sun deck.

Family Bathroom

A large tiled family bathroom comprising; bath with shower over, corner shower cubicle with 'Mira advance' shower, wall hung wash hand basin with storage, wc, wall hung storage unit, towel radiator, wall hung LED mirror and window to the side.

Heating

Oil central heating.

Gardens

Set in stunning landscaped gardens, the rear garden faces South West and is predominantly laid to lawn with mature trees, shrubs and plants, raised vegetable planters and sun deck. A garden gate provides direct access to the village play park and to Portmoak Primary School. There is a timber shed and log store. The front garden is laid to lawn surrounded by flowerbeds, trees and shrubs.

Garage

There is a detached double garage with power, light and two up and over doors to the front which are accessed from street level. A door to the rear provides access into the front garden.

Parking

There is additional on street parking to the front of the property.

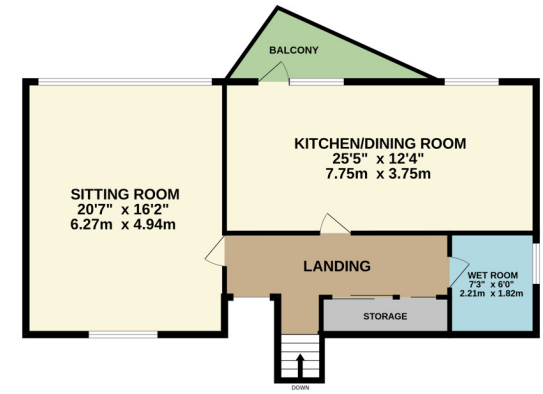
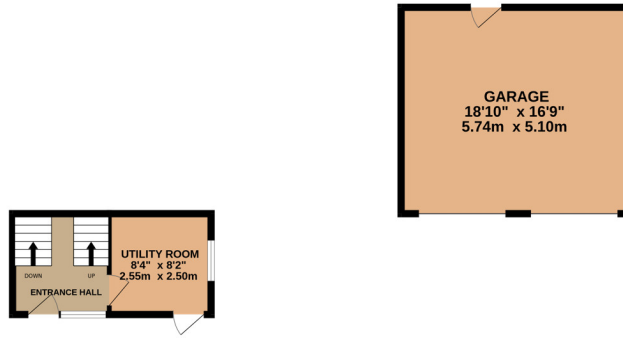
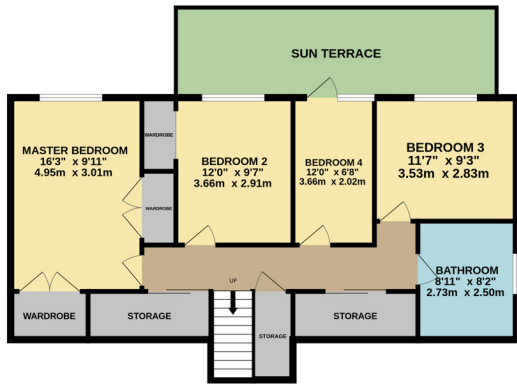
Solar Panels

Please see Home Report.

BASEMENT

GROUND FLOOR

1ST FLOOR



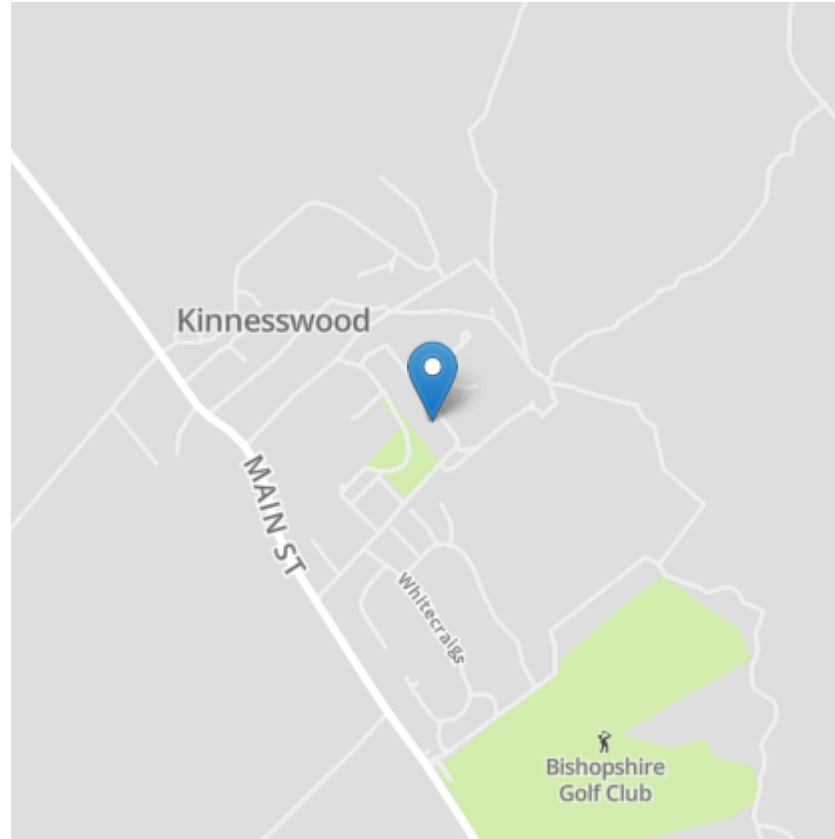
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(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		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

