

Andersons LLP

SOLICITORS AND ESTATE AGENTS

**K-00734
Rayrigg
Main Street
Gateside KY14 7SZ**



Offers Over £175,000

Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

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

Partners
Campbell C. Watson LL.B N.P.
Lorna E. Miller LL.B DIP L.P N.P.

Property Manager
John J Kenny

Andersons LLP is a limited liability partnership (No. 300983)
having their registered office at 40 High Street, Kinross KY13 8AN

This traditional stone and brick terraced dwelling with pitched roof dates back to circa 1820. The main dwellinghouse is linked to a former commercial shop which was historically the village Post Office. These properties offer immense potential for conversion and redevelopment and an opportunity such as this is rarely available.

The dwellinghouse is in need of complete modernisation and comprises Entrance Hallway, Sitting Room, Dining Room/Bedroom 3, Kitchen, Upper Hallway, Bathroom and two double Bedrooms. The neighbouring property is accessed via the Sitting Room of the dwellinghouse and is currently used as a recreation room and store. Externally there is a substantial chipped driveway which leads to the rear of the property. The garden ground is generous in size and is mainly chipped and paved for ease of maintenance. In addition to this, there is a brick built former stable block which is currently used as a single garage. If converted, it could accommodate two cars (although prospective purchasers should satisfy themselves regarding the same). Further features include LPG heating and partial double glazing.

Gateside is a small village situated on the main road between Kinross and St Andrews. The village boasts a country aspect yet remains only 5 miles from the M90 Motorway, making Edinburgh easily accessible for the commuter. Perth lies 13 miles to the north and St Andrews is 23 miles to the east. Local amenities can be found in nearby Kinross/Milnathort and there are a number of excellent schools in the area.

In more detail, "Rayrigg" comprises the following accommodation:

Entrance Hallway

2.04m by 2.05m (6'08" by 6'08")

Replacement UPVC door with feature arched glazed panels allows access to the Entrance Hallway. Panelled doors lead to the Sitting Room and Dining Room and a turning staircase with wooden banister leads to the Upper Level. Storage cupboard with hanging rail.

Dining Room

3.74m by 4.82m (12'03" by 15'10")

Good size public room with large window to the front and deep display window ledge. This room could also be utilised as a third double bedroom if required. Original ornate fireplace with decorative tiled inset, hearth and cast iron surround. Shelved cupboard. One radiator.



Sitting Room

4.83m by 3.71m (15'10" by 12'02")

Spacious Sitting Room with large window and deep display window ledge to the front. Further window to the rear with shelved storage cupboard below. Large focal gas fire with Lakeland slate hearth and surround. Ceiling coving. One radiator. Door leads to the adjacent former commercial premises and further partially glazed door gives access to the Kitchen.



Kitchen

3.79m by 2.09m (12'05" by 6'10")

The Kitchen is currently fitted with a number of base units, marble effect worktop surfaces and tiled splashbacks. Inset stainless steel sink. Space for fridge/freezer and slot-in cooker. Two windows to the rear. Vinyl floor covering. External replacement UPVC door gives access to the rear garden area.

Upper Hallway

2.92m by 2.51m (9'07" by 8'03")

Sizes at widest

L-shaped Upper Hallway with balustrade gives access to the Bathroom and Bedroom accommodation. Access to storage space in the eaves. Further shelved storage cupboard. Loft hatch. Ceiling cornicing. One radiator.

Bathroom

2.92m by 1.64m (9'07" by 5'04")

Comprising of white WC, wash-hand basin with storage unit below and original cast iron bath with hand held shower attachment. Partial tiling to dado height. Frosted window to rear. One radiator.

Bedroom 1

4.41m by 3.74m (14'05" by 12'03")

Double Bedroom with bay style dormer window to the front with wooden cladding below. Wall mounted vanity light. One radiator.

Bedroom 2

2.86m by 4.44m (9'04" by 14'06")

Second double Bedroom with large bay style dormer window to the front, deep display window ledge and wooden cladding below. Ceiling coving. Original cast iron fireplace with mantle. One radiator.

Former Commercial Premises:

Previously the village Post Office, the former commercial property is accessed from "Rayrigg" and is currently used as a recreation room and store. The ground level measures approximately 5.94m by 5.07m (19'05" by 16'07") and comprises a large single room with three deep display window formations to the front. There is one radiator and strip lighting. The original main door still exists and could be reinstated as an entrance. There is temporary access to a floored upper level measuring approximately 8.48m by 5.21m (27'10" by 17'01")

and provides huge development potential. The original beams have been retained and the upper level has power and light. It is currently classed as a residential property for rating purposes along with "Rayrigg" although may have the potential to be converted back to commercial premises if so desired (although prospective purchasers should satisfy themselves regarding the same).

The lean to timber store is accessed via an external door from the former commercial premises. The store measures approximately 4.51m by 3.40m (14'09" by 11'02") and boasts both power and light. In addition there is a workshop bench and window to the rear. A further external door leads to the driveway.

Externals

There are garden areas to the front and rear. The front garden is enclosed by iron fencing and a gate gives access to a paved pathway which leads to the main entrance. There are planted rose beds and chipped areas to either side. The rear of the property is accessed through a pend and leads to a chipped driveway allowing parking for several vehicles. The garden is fully enclosed and is mainly chipped for ease of maintenance. Furthermore there are paved patio areas providing seating space if required. There are an abundance of mature trees to the rear providing screening and a lawned area is enclosed by timber fencing. The neighbouring property have pedestrian access in the rear garden. A burn runs at the rear of the garden which belongs to a neighbouring property. A coal cellar and a timber store behind the former shop can be accessed from the rear garden. The brick built and slate roofed former stable block is currently used as a single garage although if converted, it has the potential to be used as a double garage (although prospective purchasers should satisfy themselves regarding the same).





"Rayrigg" and the adjacent former shop offer huge potential for conversion and viewing is essential to appreciate this development opportunity.

Extras included in the price

All fitted floor coverings and window dressings.

Offers

These should be in writing to Andersons LLP, 40 High Street, Kinross KY13 8AN.

Measurements

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.