

9 Sunnypark, Kinross



Law Location Life

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Charming Semi-Detached Cottage, lovingly renovated by the current owner to offer deceptively spacious and highly versatile accommodation throughout. Boasting high ceilings and presented in excellent order, this rarely available home enjoys a quiet yet central location in Kinross, ideally placed for easy access to local amenities and excellent commuter links.

The accommodation comprises a welcoming porch leading into an entrance vestibule and reception hall with a feature staircase. This flows seamlessly into a bright and airy open-plan sitting and dining room, enhanced by a striking feature brick wall—perfect for modern living and entertaining. The well-appointed kitchen is situated to the rear, with a further inner hallway to a contemporary downstairs bathroom. The ground floor is further complemented by a flexible family room/Bedroom 4 with a cosy log-burning stove, as well as an additional double bedroom.

On the upper level, the property offers a generous master suite with cleverly designed storage and a seating area, a further double bedroom with built-in wardrobes, and a stylish shower room.

Externally, the home is set within beautifully maintained, generously proportioned south-facing gardens, ideal for enjoying sunshine throughout the day. The outdoor space features an impressive covered BBQ area complete with a traditional pizza oven, a charming summer house, a brick-built storage shed, and a timber garage. A private driveway provides off-street parking for two vehicles.

A delightful home combining character, space, and convenience—early viewing is highly recommended.





Accommodation

Entrance Porch

Entry is from the rear into the entrance porch. There is a window to the side and open access into the entrance vestibule.

Entrance Vestibule

The entrance vestibule has a traditional decorative tiled floor and door into the reception hallway.

Reception Hallway

The bright and spacious reception hallway has parquet flooring, a stunning staircase with fitted under stair storage, doors to the sitting room, family room/bedroom 4, bedroom 3 and under stair storage cupboard.

Open Plan Sitting/Dining Room

A large reception room with wood flooring, French doors to the rear onto the sun deck, door into the kitchen and open plan access to the dining room with feature brick wall partition. The dining room area has wood flooring, window to the front and sliding wood door into the kitchen with arched entrance.

Kitchen

A contemporary kitchen with storage units at base and wall levels, worktops, splash back tiling and 1 1/2 bowl stainless steel sink and drainer. Fitted appliances include Rangemaster with gas hob and extractor fan, microwave and integrated dishwasher, fridge/freezer and washing machine. There are two windows to the side, two ceiling Velux windows, vinyl flooring and doors to the sitting room, dining room and inner hallway.

Inner Hallway

The inner hallway has vinyl flooring and provides access to the bathroom, storage cupboard and door into the rear garden.

Bathroom

The tiled bathroom comprises of built in wc and wash hand basin with storage, corner bath with shower over, vinyl flooring, chrome towel radiator and window to the side.

Family Room/Bedroom 4

A versatile room currently utilised as a 4th bedroom, but could be used as a further reception room. There is wood flooring, feature fireplace with wood burning stove and window to the rear.

Bedroom 3

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

Upper Level Landing

The upper level landing has a window to the front and doors to the master suite, bedroom 2 and shower room.

Master Suite

A superb and spacious master suite, flooded with natural light from two rear-facing dormer windows overlooking the gardens, in addition to a Velux window. The room benefits from a built-in open wardrobe with shelving and cleverly designed storage within the eaves, including bespoke fitted drawers. Finished with carpeted flooring, this room offers both comfort and practicality.

Bedroom 2

Shower Room

The tiled shower room has a walk in shower, wc with built in wash hand basin, chrome towel radiator and Velux window to the front.

Bedroom 2

A further double bedroom with built in wardrobes with additional shelved storage, dormer window to the rear with garden views and carpeted flooring.

Garden

The property boasts a stunning, fully enclosed south-facing rear garden, offering an exceptional outdoor space to enjoy throughout the day. Predominantly laid to lawn, the garden is beautifully enhanced by a vibrant array of flowers, mature trees, established plants, and shrubs, alongside a well-maintained vegetable garden. Designed with both relaxation and entertaining in mind, the garden features multiple seating areas, including two sun decks and paved patio and an impressive covered BBQ space complete with a traditional pizza oven—perfect for hosting in all seasons. Further benefits include a charming summer house and a substantial brick-built storage shed, adding both character and practicality to this delightful outdoor setting.

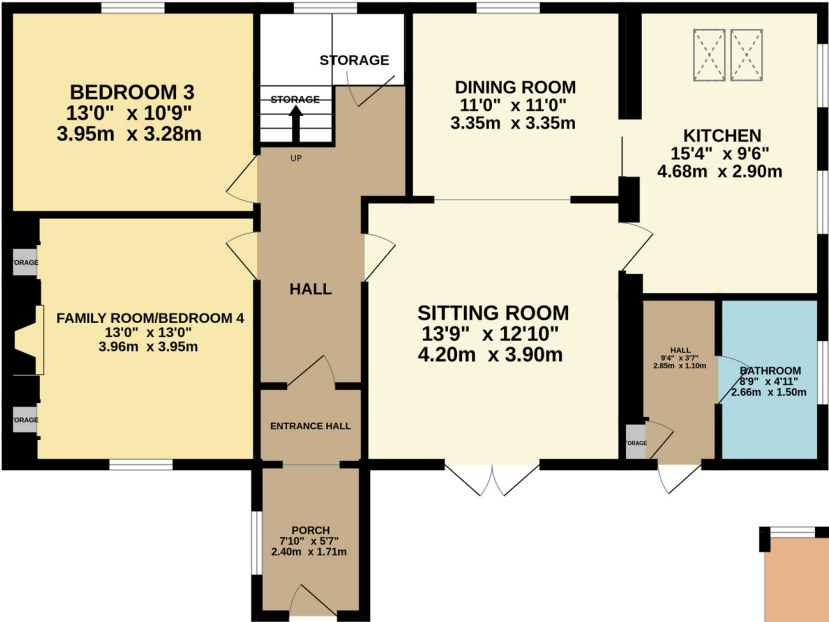
Driveway & Garage

The property has a private driveway to the side, which can accommodate 2 vehicles. There is a timber garage.

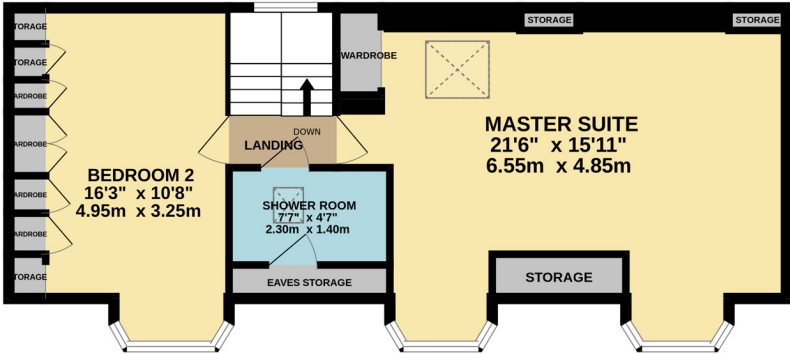
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



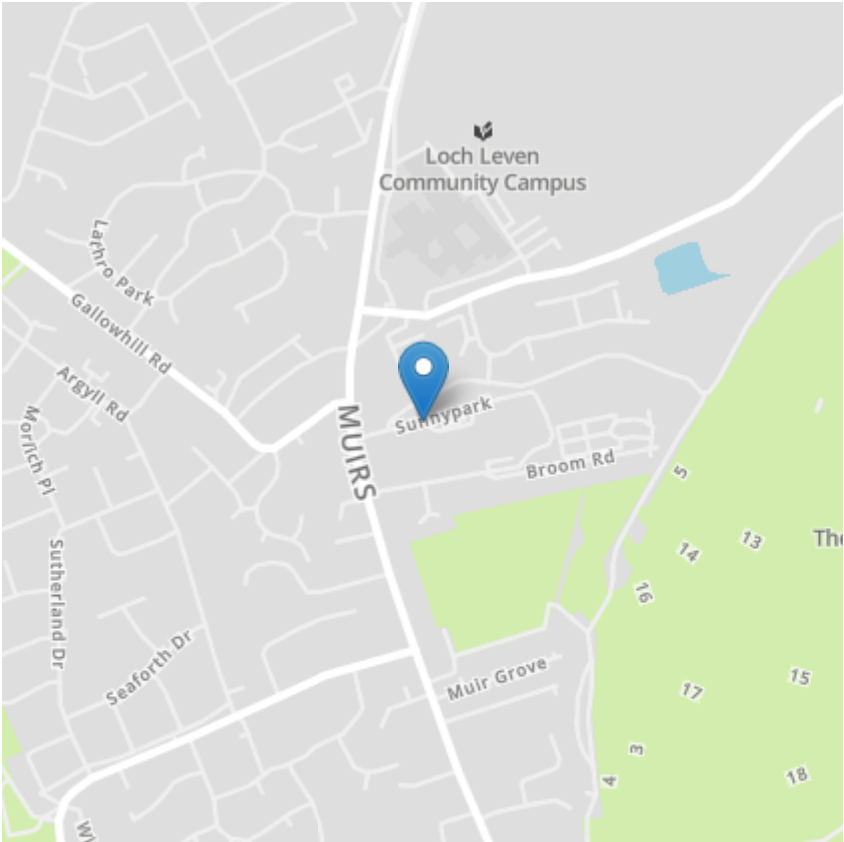
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	78	79
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

