

206 High Street, Kinross



Law Location Life

206 | High Street | Kinross

Charming Traditional Semi-Detached Cottage offering an excellent opportunity for first-time buyers, downsizers or those seeking a renovation project. Requiring a degree of modernisation and upgrading, the property provides well-proportioned accommodation with excellent potential to create a delightful home tailored to individual tastes and requirements.

Situated in the heart of Kinross town centre and within easy walking distance of a wide range of local amenities, the accommodation comprises a spacious sitting room/dining room, kitchen, inner hallway, two bedrooms and a shower room. A large attic room provides valuable additional space and offers a variety of potential uses, subject to any necessary consents.

Externally, the property benefits from a small, private west-facing rear garden, providing an ideal space to enjoy the afternoon and evening sun. Ample on-street parking is available directly outside the property for residents and visitors.

Enjoying a highly convenient central location, the property is ideally placed for access to Kinross's shops, cafés, restaurants, leisure facilities and highly regarded schooling, while excellent transport links via the M90 provide straightforward commuting to Edinburgh, Perth and Dundee. Offering character, potential and a sought-after location, this is a fantastic opportunity to acquire a traditional cottage with scope to add value and create a wonderful home.





Accommodation

Sitting/Dining Room

A spacious and welcoming reception room featuring a shelved alcove with useful storage below, front-facing window and open access to the kitchen. An inner hallway, complete with additional storage shelving, provides access to the two bedrooms and shower room.

Kitchen

Fitted with a range of wall and base units, complementary worktops and a stainless-steel sink with drainer. Appliances include a gas hob and oven, with additional space for freestanding appliances. A side-facing window and rear door provide access to the garden.

Bedroom One

A generous double bedroom with a front-facing window.

Bedroom Two

A well-proportioned second bedroom with a rear-facing window and access via a Ramsay ladder to the attic room.

Attic Room

A large and versatile attic room featuring a Velux window to the front and a fitted storage cupboard. This useful additional space could be utilised for a variety of purposes, subject to any necessary consents.

Shower Room

Fitted with a shower enclosure, pedestal wash hand basin and WC. The room is finished with tiled walls and benefits from a rear-facing window providing natural light and ventilation.

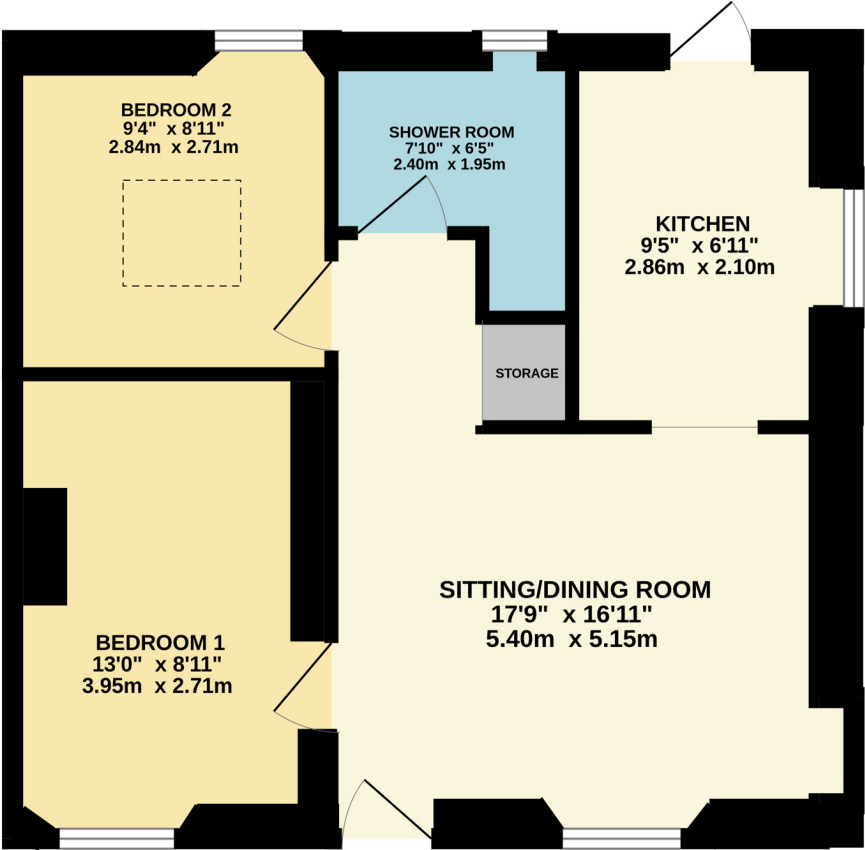
Garden

The fully enclosed small rear garden enjoys a desirable west-facing aspect, making it ideal for enjoying the afternoon and evening sun. The garden incorporates a patio area and raised planters.

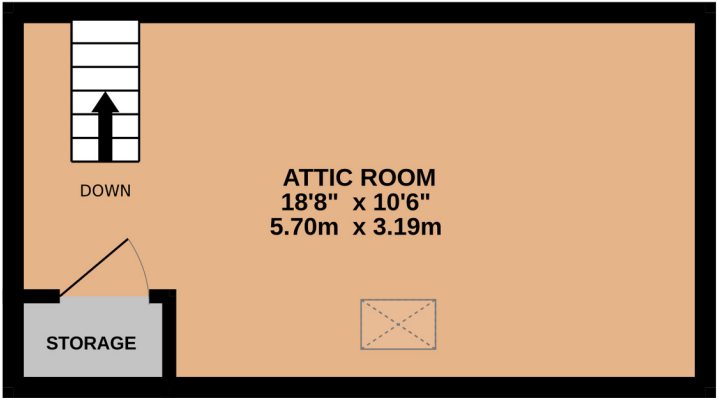
Parking

Ample on-street parking is available directly to the front of the property.

GROUND FLOOR

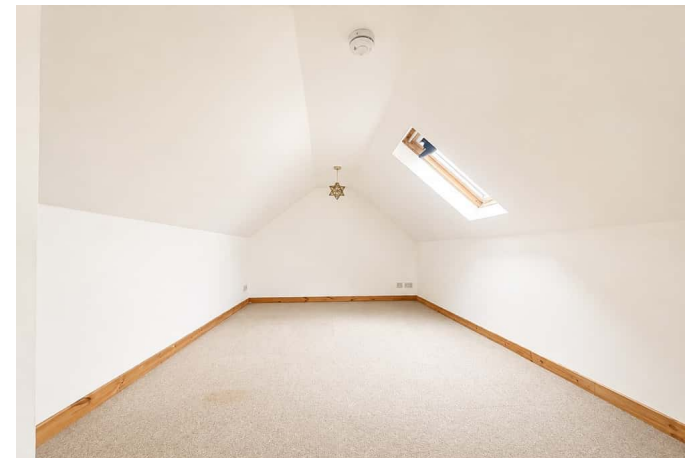
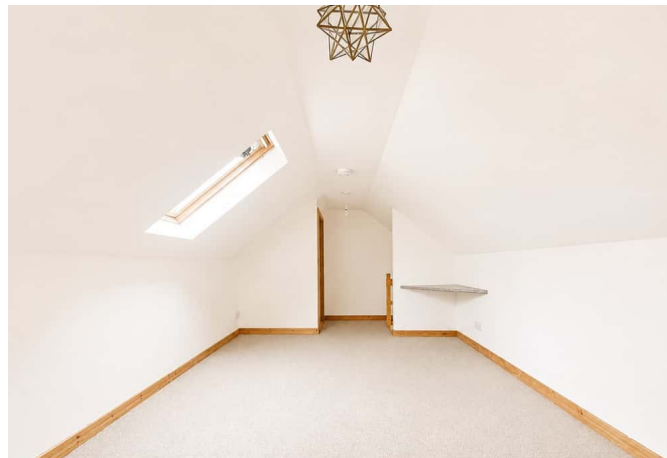


1ST FLOOR



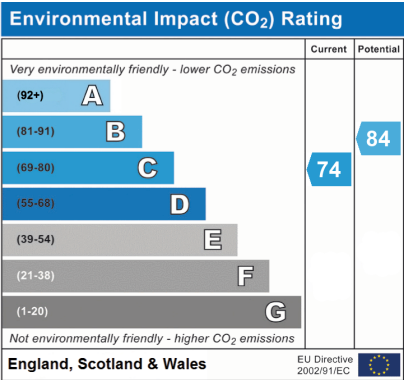
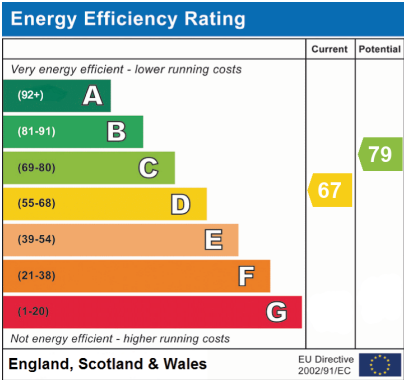
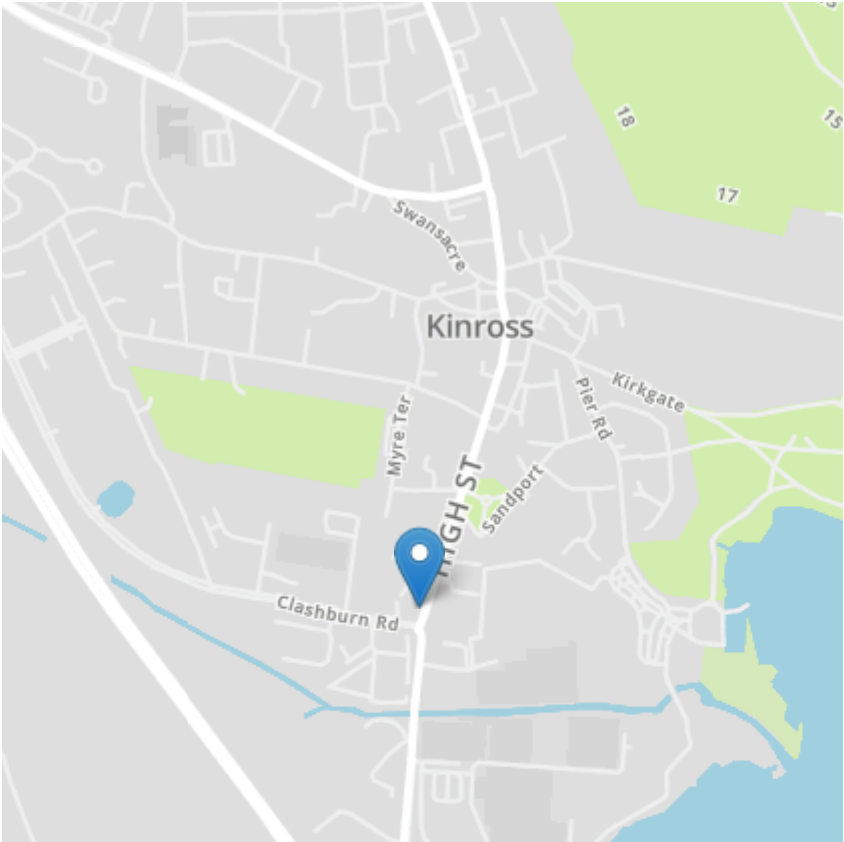
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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

