

Ramshawe

17 Station Road, Kinross



Law Location Life

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An Outstandingly Appointed and Imposing Traditional Detached Villa, occupying one of Kinross's most prestigious residential addresses. Set within generous, beautifully landscaped south-facing gardens, this magnificent family home offers an exceptional combination of timeless period elegance, flexible living space and outstanding character. Arranged over three impressive levels, the property has been thoughtfully maintained and sympathetically enhanced to preserve a wealth of features. Throughout the home, intricate ceiling coricing, ornate ceiling roses, period fireplaces, hardwood internal doors, deep skirtings and decorative surrounds combine to create a residence of exceptional charm and distinction.

Extending to over three floors, the accommodation offers remarkable versatility, perfectly suited to modern family living. The ground floor comprises a magnificent sitting room, elegant formal dining room, study which could equally serve as a ground floor bedroom, and an impressive dining kitchen forming the heart of the home. A practical utility room with adjoining pantry and wine store, cloakroom/WC and an exceptional wraparound garden room complete the ground floor, providing superb space for entertaining whilst enjoying uninterrupted views over the gardens. The upper floors continue to impress with a luxurious principal bedroom suite featuring a dressing area and en-suite bathroom, together with a generous guest bedroom complete with its own dressing room. Three further double bedrooms, a beautifully appointed family bathroom and an additional WC provide excellent accommodation for family and guests alike. The property occupies mature, private grounds which are a true highlight of this exceptional home. The generous south-facing rear garden has been beautifully landscaped to create a tranquil and secluded setting, with expansive lawns, mature trees, colourful planting, attractive patio areas and a charming summer house providing the perfect environment for outdoor entertaining and family enjoyment. Accessed via an impressive gated entrance, the property also benefits from a detached garage and generous private driveway providing ample parking for multiple vehicles. Combining elegant architecture, beautifully preserved period features, extensive family accommodation and outstanding gardens, this is an exceptional opportunity to acquire one of Kinross's finest and most distinguished homes.





Accommodation

Entrance Vestibule

Accessed from the front of the property, the welcoming entrance vestibule features an attractive traditional tiled floor and a beautiful glazed door with stained glass window leading into the impressive reception hall.

Reception Hall

A grand and elegant reception hall showcasing a magnificent feature staircase rising to the upper floors. Doors provide access to the sitting room, formal dining room, dining kitchen, study/bedroom six and cloakroom/WC.

Sitting Room

A beautifully proportioned formal reception room featuring a striking fireplace, traditional shelved alcove with storage below and French doors opening into the stunning garden room.

Dining Room

An elegant formal dining room with an impressive bay window overlooking the front garden and a beautiful feature fireplace, creating an ideal setting for entertaining. There is a shelved alcove with storage below.

Kitchen/Dining Room

A spacious open-plan dining kitchen fitted with an extensive range of wall and base units, display cabinets, complementary worktops and a stainless-steel one-and-a-half bowl sink with drainer. Integrated appliances include an oven, electric hob, extractor hood and dishwasher, with additional space for a freestanding fridge.

The dining area provides ample space for family dining and entertaining and enjoys direct access to the garden room, while a side-facing window and door to the inner hall complete this wonderful family space.

Inner Hall

Providing access to the side driveway and utility room.

Utility Room & Pantry/Wine Store

A generous utility room fitted with additional wall and base units, worktops, tiled splashbacks and a stainless-steel sink with drainer. A rear-facing window overlooks the garden, while doors provide access to a useful storage cupboard and a walk-in pantry/wine store.

Garden Room

A magnificent wraparound garden room, thoughtfully designed to maximise the outlook over the beautifully landscaped south-facing gardens. Flooded with natural light from windows to the front and rear, together with French doors opening directly onto the patio, this exceptional space is perfect for year-round relaxation and entertaining.

Study/Bedroom Six

A versatile room currently utilised as a study, offering the flexibility to serve as a sixth bedroom if required. There is a front-facing window.

Cloakroom/WC

Fitted with a pedestal wash hand basin, WC, built-in dressing table and side-facing window.

First Floor Landing

A stunning feature staircase leads to the elegant first-floor landing, providing access to the principal suite, guest bedroom, bedroom three and family bathroom.

Principal Suite

A magnificent principal suite featuring a spacious bedroom with an impressive bay window to the front. An open-plan dressing area with fitted double wardrobes leads through to the en-suite bathroom.

En-Suite Bathroom

A well appointed en-suite comprising a bath, large double shower enclosure, pedestal wash hand basin, WC and rear-facing window.

Guest Bedroom & Dressing Room

A generous guest bedroom enjoying dual-aspect windows to the front and side, together with access to a separate dressing room fitted with mirrored sliding wardrobes and a front-facing window.

Bedroom Three

A spacious double bedroom with fitted wardrobes and dual-aspect windows overlooking the rear and side gardens.

Family Bathroom

A well-appointed family bathroom comprising a bath, separate shower enclosure, pedestal wash hand basin, WC, chrome heated towel rail and rear-facing window.

Second Floor Landing

The upper landing provides access to two further double bedrooms, a separate WC and the attic hatch. A rear skylight allows natural light to flood the space.

Bedroom Four

A generous attic bedroom enjoying views over the rear garden, with access to two storage cupboards.

Bedroom Five

A further double attic bedroom with rear-facing window and fitted wardrobe.

WC

Fitted with a WC, wash hand basin and rear-facing window.

Gardens

The property occupies substantial, beautifully maintained gardens to both the front and rear. The impressive south-facing rear garden enjoys an exceptional degree of privacy and is predominantly laid to lawn, complemented by mature trees, established shrubs and colourful planting. Several patio seating areas provide ideal spaces for outdoor entertaining, while a charming summer house and large timber garden shed further enhance the outdoor accommodation.

The front garden is equally attractive, being mainly laid to lawn and bordered by mature hedging, trees and established shrubs, creating an impressive approach to the property.

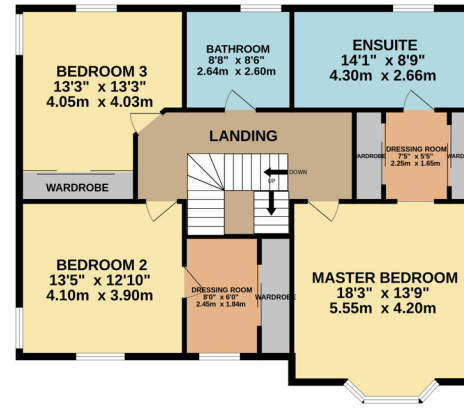
Detached Garage & Driveway

A detached double garage benefits from an electrically operated door, power, lighting and water supply, together with a useful additional storage area accessed from the side with a rear-facing window. The generous mono block driveway extends to the front and side of the property and is accessed via an impressive gated entrance, providing secure off-street parking for multiple vehicles.

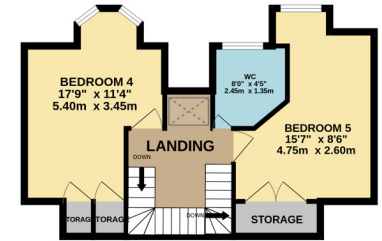
GROUND FLOOR
2046 sq.ft. (190.0 sq.m.) approx.



1ST FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



2ND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 3552 sq.ft. (330.0 sq.m.) approx.

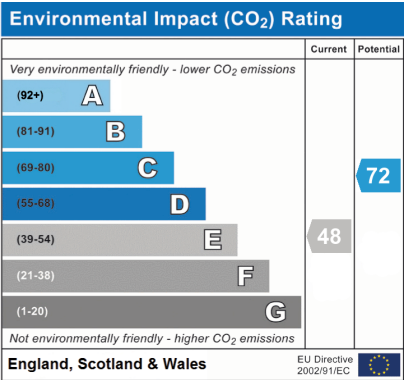
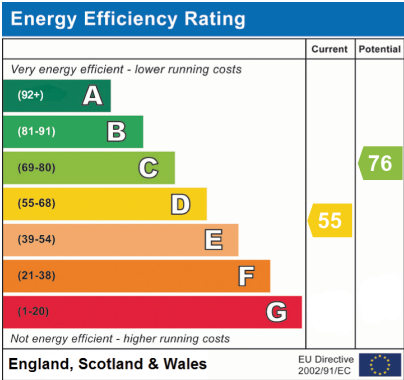
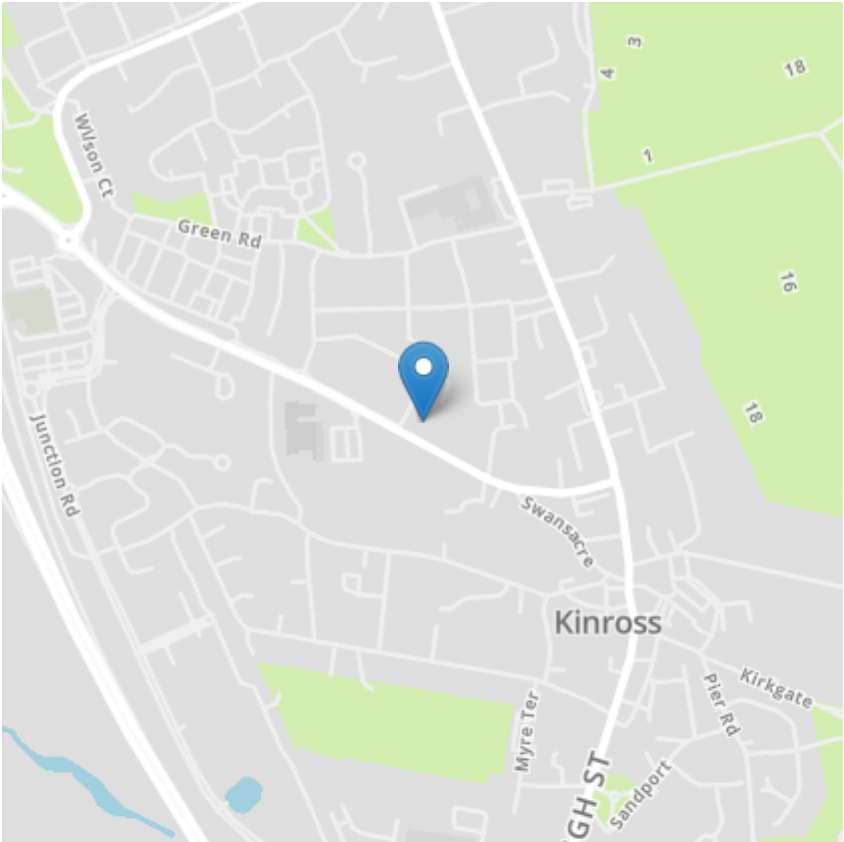
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

