

2 Montgomery Street, Kinross



Law Location Life

2 | Montgomery Street | Kinross

A charming Victorian two-storey Semi-Detached Cottage, nestled in the heart of Kinross and boasting one of the most spectacular private gardens in the town. Perfectly positioned within easy walking distance of Kinross's excellent selection of shops, cafés, restaurants, leisure facilities and highly regarded schooling, this beautifully presented home offers spacious and flexible accommodation, complemented by an extraordinary rear garden that is truly a rare find.

The accommodation is thoughtfully arranged and comprises a welcoming sitting/dining room, a spacious dining kitchen and a versatile ground floor bedroom, ideal for use as guest accommodation, a home office or an additional reception room.

The upper floor hosts a generous principal bedroom featuring an impressive walk-in wardrobe/dressing room, offering excellent potential to create an en suite shower room (subject to the necessary consents), a further double bedroom and a well-appointed family bathroom.

Undoubtedly the standout feature of this delightful home is the magnificent rear garden. Lovingly cultivated over many years, it provides an exceptionally private oasis seldom found within a town centre setting. Rich with mature trees, established shrubs, vibrant planting and seasonal blooms, the garden offers a tranquil retreat to be enjoyed throughout the year. Designed with outdoor living and entertaining in mind, a substantial covered veranda and patio area create the perfect setting for al fresco dining in every season, whatever the weather. Beyond, winding pathways meander through the beautifully landscaped grounds, leading to a variety of secluded seating areas, including an elevated sun deck where you can relax and take in the peaceful surroundings. Every aspect of this remarkable garden has been thoughtfully designed to provide year-round interest, colour and texture, making it a haven for keen gardeners, wildlife enthusiasts and those simply seeking a private sanctuary within the town.

A property of this nature is rarely available on the market, and early viewing is highly recommended to fully appreciate the charm, versatility and exceptional outdoor space on offer.





Accommodation

Sitting/Dining Room

Entry is via the front door into the spacious sitting/dining room. A feature fireplace with gas coal-effect fire forms an attractive focal point, complemented by shelved alcoves to either side. The room benefits from laminate flooring, a window to the front and an additional feature circular window at the entrance. An open timber staircase leads to the upper level, with doors providing access to the dining kitchen and Bedroom 3/additional reception room.

Dining Kitchen

The dining kitchen is fitted with a range of modern base and wall-mounted units, complemented by worktops, splashback tiling and a stainless steel sink with drainer. Integrated appliances include an oven, gas hob and extractor hood, with space provided for a washing machine, dishwasher and fridge/freezer. There is a window to the rear and tiled flooring. The dining area features built-in storage units, a further rear-facing window, skylight and a door leading directly to the rear garden.

Bedroom 3/Reception Room

A versatile room currently utilised as a generous third bedroom, although equally suited as an additional reception room, home office or playroom. Features include an attractive stone wall with shelved alcoves, a front-facing window and laminate flooring.

Upper Level Landing

The carpeted staircase leads to the principal bedroom, Bedroom 2 and family bathroom. There is a useful storage cupboard, hatch access to the attic space and a window to the front providing natural light.

Principal Bedroom & Dressing Room

The principal bedroom is carpeted and enjoys a front-facing window with open access to an impressive dressing room/walk-in wardrobe. The dressing area is fitted with shelving, hanging rails and drawer storage and offers excellent potential to create an en suite shower room, subject to the necessary consents.

Bedroom 2

A further well-proportioned double bedroom featuring laminate flooring, a fitted wardrobe and windows to both the front and rear, allowing for an abundance of natural light.

Family Bathroom

The family bathroom is fitted with a P-shaped bath with shower over, WC and wash hand basin with vanity storage. The walls are tiled, and a rear-facing window provides natural ventilation and light.

Gardens

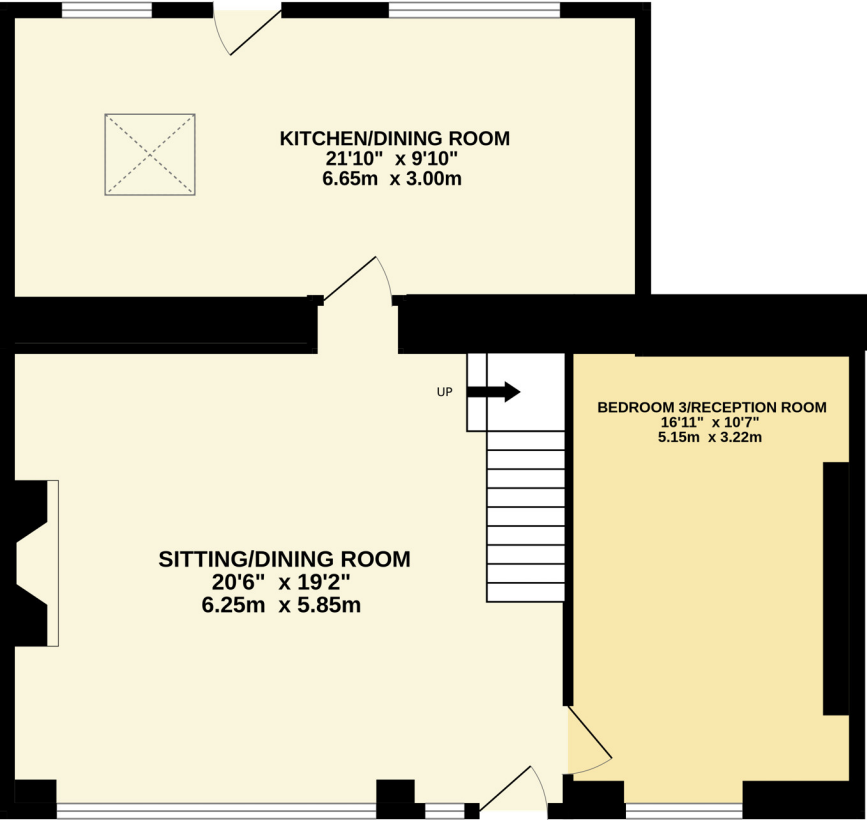
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The garden further benefits from two useful storage sheds. The property also enjoys a right of access over the neighbouring property for the removal of bins.

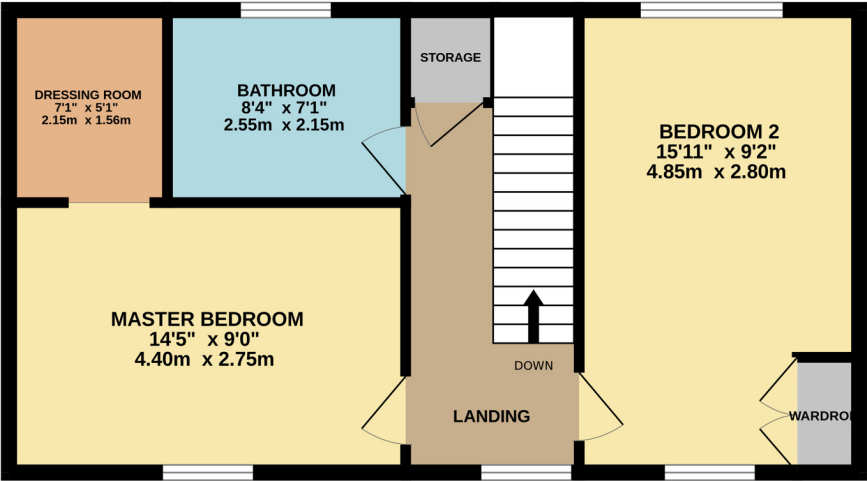
Parking

Ample off-road parking is available nearby.

GROUND FLOOR



1ST FLOOR



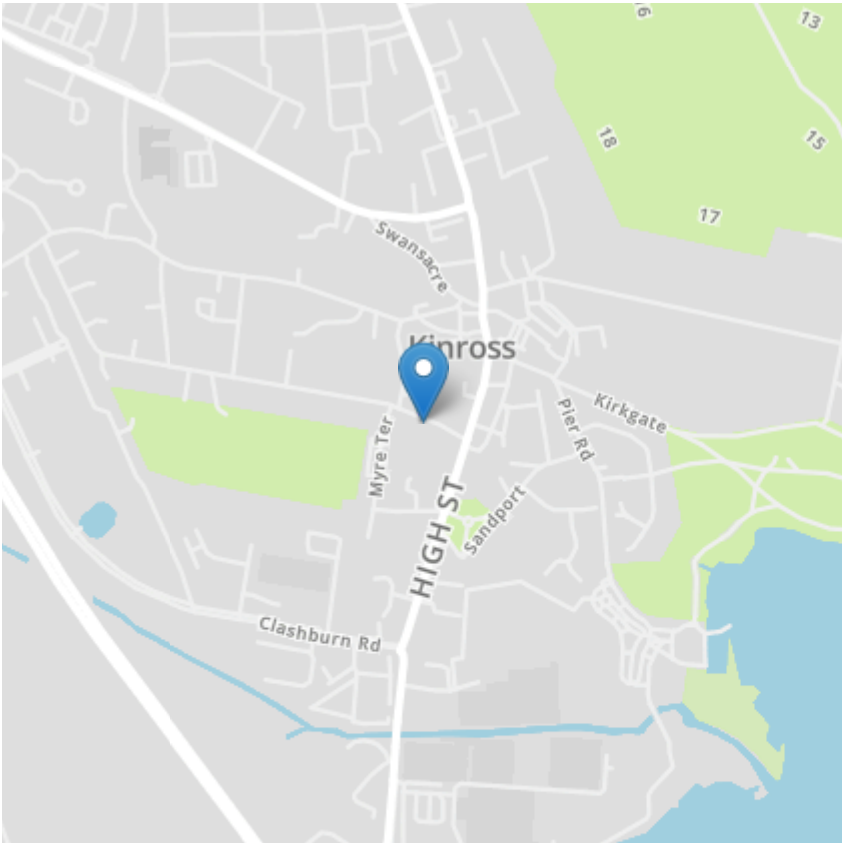
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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			
England, Scotland & Wales		70	75
		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			
England, Scotland & Wales		68	74
		EU Directive 2002/91/EC	