

HIGH STATION KINROSS KY13 0PT

HARPER & STONE
ESTATE & LETTING AGENTS





HIGH STATION

KINROSS, KY13 OPT

PROPERTY FEATURES

- Substantial 5 bedroom detached family home built circa 1993
- Extensively refurbished and sympathetically upgraded to an exceptional standard since 2022
- Generous and flexible living accommodation extending to approximately 173 square meters
- Bespoke Shaker style kitchen with quartz worktops, central island and quality appliances
- Elegant lounge with feature log burner and French doors opening onto raised decking
- Five versatile bedrooms offering scope for office, playroom or nursery use
- Two luxuriously appointed bathrooms, including a statement upper floor suite
- Beautifully landscaped gardens with decking, established fruit trees and shrubbery
- Double garage with office/workshop conversion
- Prompt viewing a must

Harper & Stone are delighted to present to the market this exceptional 5 bedroom detached family home, originally built circa 1993 and extensively refurbished by the current owners since their purchase in 2022. Set within generous garden grounds and extending to approximately 173 square metres, this property offers flexible accommodation, modern interiors, and outstanding attention to detail throughout. The result is a truly impressive family home combining comfort, style, and practicality in equal measure.







HIGH STATION

The Accommodation is Presented as Below:

Ground Floor: Reception Hall, Kitchen/Dining Room open to Conservatory, Utility Cupboard, Bathroom, Lounge and 2 Bedrooms.
First Floor: Landing, 3 Bedrooms and a Bathroom.

The welcoming Entrance Hall sets the tone for the home, offering a sense of space and flow that continues throughout the ground floor. The heart of the home is the open plan Kitchen/Dining room. The kitchen has been thoughtfully designed in a Shaker style with Farrow & Ball Ammonite hue cabinetry, quartz worktops, and dovetail drawers. A central island accommodates four bar stools, providing the perfect spot for informal dining. The kitchen is complemented by an integrated dishwasher, a freestanding Sterling Range Cooker with 5-ring induction hob, and a freestanding fridge freezer, both included in the sale. From the dining area, it opens to a bright conservatory, with French doors out into the front garden.

At the far end of the hallway lies the lounge, a tranquil retreat designed for relaxation. A feature log burner sits within a crisp white surround on a granite plinth, creating a warm focal point to the room. French doors open directly onto the raised rear decking, providing the perfect setting for entertaining or simply enjoying the peace and beauty of the mature garden views. Two versatile rooms on the ground floor are currently utilised as a Home Office and Study, perfectly suited for remote working, children’s play, or as additional bedrooms if required. Completing the lower level is a beautifully appointed Bathroom, styled with half height navy panelling and contrasting white brick tiling. The suite comprises a bath, separate walk-in shower, pedestal wash hand basin and WC, all finished to a high standard. A large Utility Cupboard provides discreet housing for 2 laundry appliances together with valuable additional storage.

Heading upstairs, the Principal Bedroom serves as a generous and serene sanctuary, perfectly proportioned to accommodate a super king-sized bed and enjoying far reaching views across the surrounding countryside. This calming retreat is complemented by two further well-proportioned Double Bedrooms, each light filled and versatile, with Bedroom 3 currently used as a charming

nursery that completes the upper living. The pièce de résistance of the first floor is without doubt the luxurious Family Bathroom, meticulously designed to combine elegance with indulgence. A statement freestanding slipper bath forms the centrepiece, accompanied by a spacious walk-in rainfall shower, contemporary floating vanity sink with storage, heated towel rail and WC. Thoughtful detailing elevates the space, from the striking teal herringbone tiling, ambient recessed lighting, mirrored cabinet with an internal reverse mirror, to the illuminated backlit niche behind the bath. All working in harmony to create a true spa like haven, perfect for relaxation and unwinding at the close of the day.

Externally the property is enveloped by beautifully maintained garden grounds to the front, side, and rear, offering a delightful balance of maturity and colour throughout the seasons. Established planting includes cherry, apple, and pear trees, complemented by an array of shrubs and flowering borders that add vibrancy and charm. To the rear, a raised deck extends directly from the lounge, providing an ideal setting for alfresco dining, entertaining, or simply relaxing while enjoying the tranquillity of the gardens. At the front, a gravelled turning area ensures ample parking, while the detached double garage enhances the home’s versatility, with part of the space thoughtfully converted into a flexible office or recreational room, perfect for modern family living.

High Station represents a rare opportunity to acquire a true turnkey property in the sought after hamlet of Rumbling Bridge. Combining flexible and well-proportioned living spaces with bespoke finishes of the highest standard, this home offers the perfect blend of modern comfort and timeless elegance. Its idyllic setting delivers both tranquillity and convenience, making it an ideal haven for family life. Early viewing is strongly advised to fully appreciate the exceptional quality, attention to detail, and lifestyle that this remarkable home affords.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band G
EER D

Water: Mains
Sewage: Septic Tank
Heating: Gas

Rumbling Bridge is a picturesque hamlet situated in the county of Kinross-shire enjoying a quiet and peaceful setting immediately south of the River Devon. Primary schooling is available locally at Fossway Primary and Muckhart Primary Schools. Secondary schooling can be sought at Kinross High School or one of the independent schools in the vicinity. Edinburgh and Glasgow airports are within an hour’s drive and the M90 connects to the national motorway network. from Gleneagles and 30 minutes’ drive from Edinburgh International Airport.

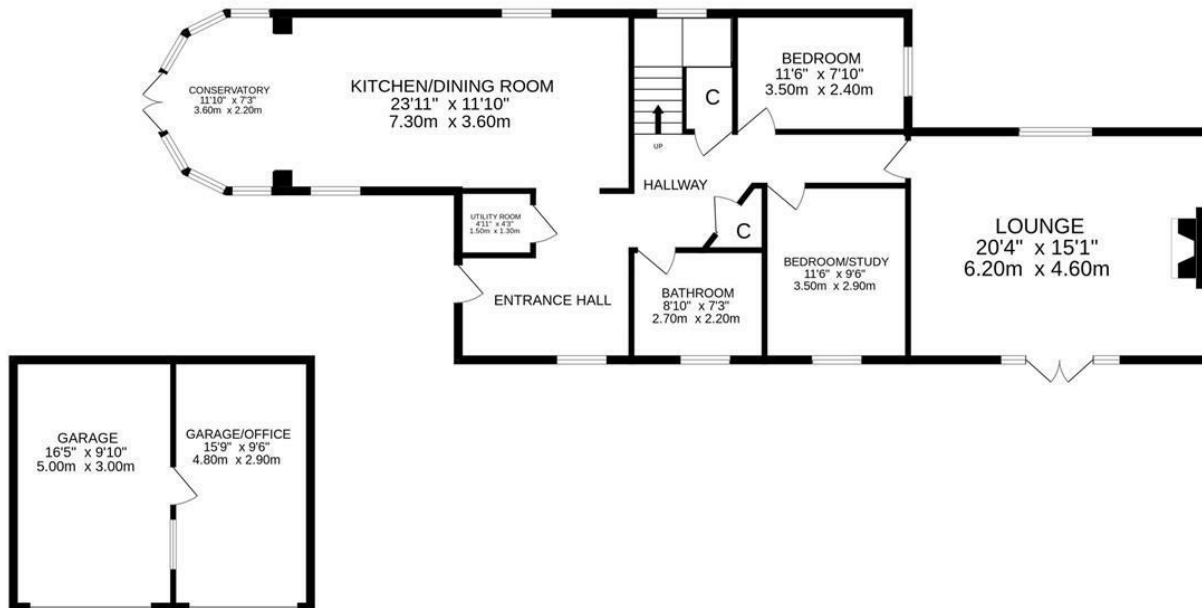
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GROUND FLOOR



1ST FLOOR

