

# The Grey House

70 Muirs, Kinross, KY13 8AY

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# Introduction

The Grey House, originally built in 1926, was extended in 2015 to include a spacious garden room.

Notable highlights include an impressive entrance vestibule and a welcoming reception hall. The well-proportioned public rooms retain features such as bay windows, high ceilings with ornate cornicing, a dining-sized kitchen and a large garden room with double doors opening to the private and mature grounds.

The Grey House has an unusual, curved entrance vestibule leading to a welcoming reception hall. The beautiful timber staircase rises to a mid-landing. The exceptional quality of the woodwork is evident throughout, with the staircase, internal doors, and timber facings all beautifully restored, leaving a lasting impression.





The sitting room has an oil-fired stove set into a stone surround, along with a press cupboard and book shelving. The formal dining room includes a bay window and a built-in drinks cupboard. The office, which connects the hall to the kitchen, features an open display cupboard and an arched recess with a window, perfect for a computer desk.

The spacious dining kitchen is well-appointed with modern base and wall-mounted units in a gloss cream finish, pan drawers, tiled splashbacks with concealed lighting, an inset sink, and a breakfasting peninsular unit. Integrated appliances include a double oven, gas hob, microwave oven, dishwasher, and fridge freezer. Additional utility space includes a sink with a window above and an external door to the garage. The adjoining utility cupboard has plumbing for a washing machine and space for a tumble dryer. The gas boiler, replaced in 2023, is also located here.

The kitchen opens to an attractive garden room with windows on two sides and patio doors with side screens leading to the private garden. There is plenty of space for a dining table and chairs.





There are two double bedrooms on the ground floor which are served by a fully modernized shower room with underfloor heating and extensive wall tiling.

The feature staircase has a mid-landing and dormer window to the front and provides access to two further bedrooms, one with an en suite shower room. The master bedroom includes a dormer window, built-in wardrobes, and an en suite bathroom with underfloor heating, a towel radiator and a Velux window.

A tarmacadam driveway from Muirs provides parking for several vehicles together with a turning space. The driveway leads to a single detached garage to the side of the house.

The garden to the front has scattered planting and a mature hedge providing privacy. The large and impressive rear garden is approximately 36m x 25m and is fully enclosed with part wall and timber fencing. There is a large lawn with paved pathways, extensively stocked and colourful borders with further scattered planting. There is a timber shed and compost storage areas. The garden is tree lined to the rear, affording a great deal of privacy.











# Location

Kinross is a charming county town with a diverse array of local amenities. including shops, professional services, a primary school, Kinross High School and Loch Leven Community Campus, and two golf courses.

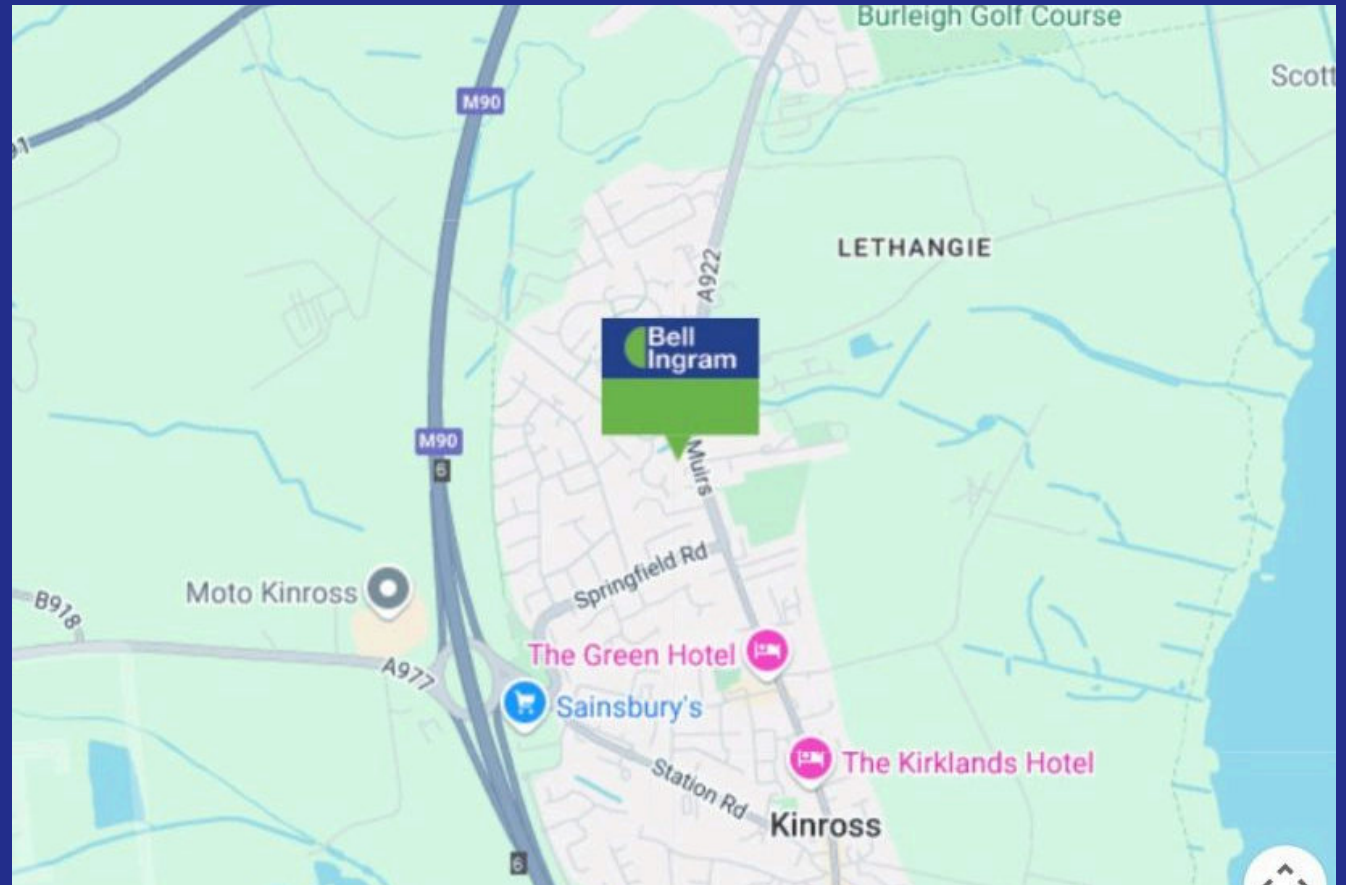
Several prestigious private schools are within easy reach, such as Dollar Academy, Glenalmond, Strathallan, Craigclowan, and St Leonards.

The Loch Leven Heritage Trail is a unique 13-mile circular path that connects the area's natural, historic, and cultural heritage. Loch Leven is famous for its excellent brown trout fishing and Loch Leven Castle, where Mary Queen of Scots was imprisoned from 1567 until her escape in 1568. The stunning surrounding countryside offers superb opportunities for walking, cycling, and riding.

Kinross has quick access to both Perth and Edinburgh via the M90. The town offers a Park and Ride service to Edinburgh and Perth. There is a train station at Inverkeithing. Edinburgh Airport provides a wide range of domestic and international flights.

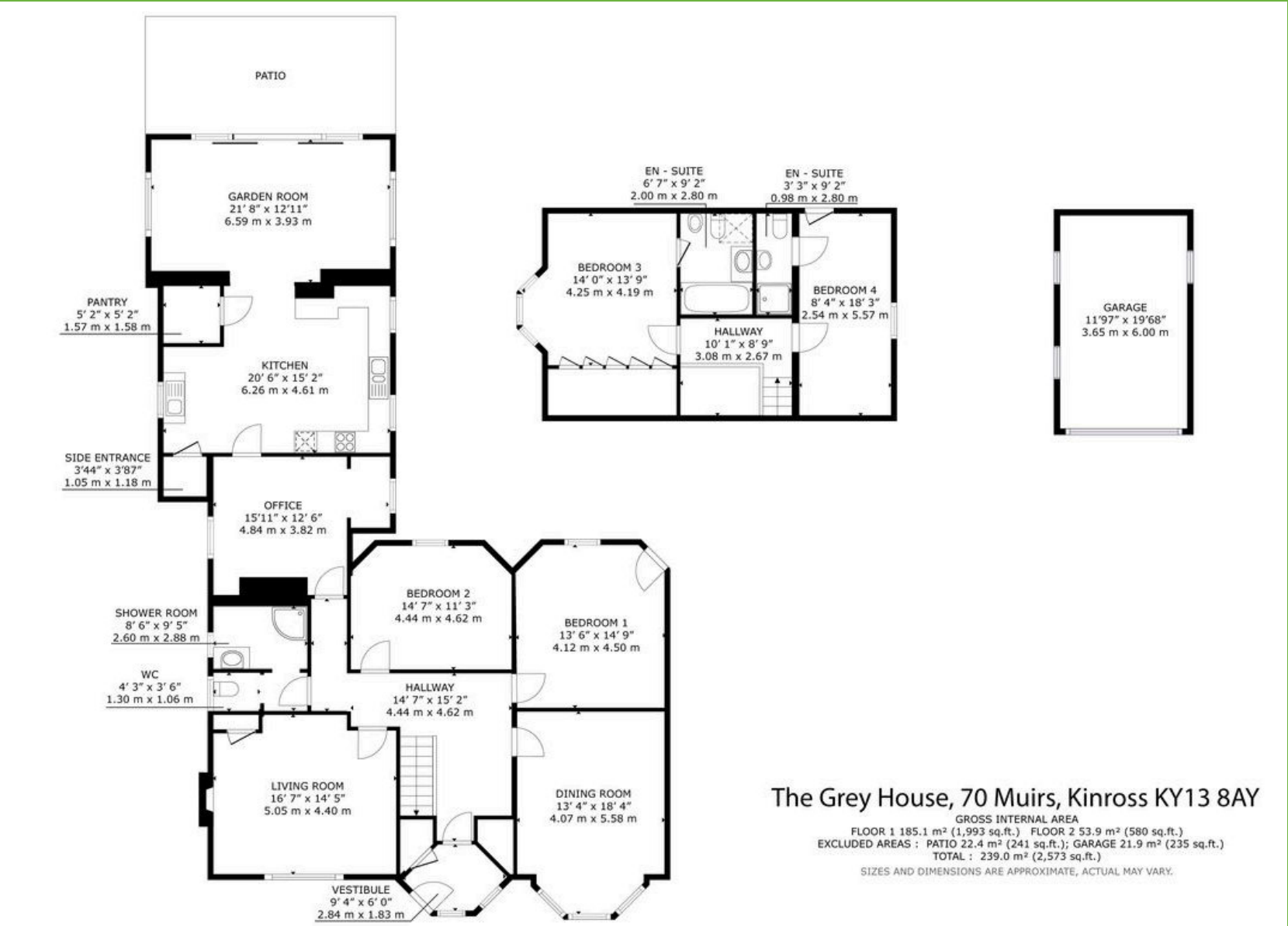
Leaving the M90 at Junction 6, as you enter Kinross take the first turning on the left into Springfield Road. Follow this road until you reach the T junction and turn left onto Muirs. After approximately 200 yards, the entrance to The Grey House is on your left, accessed through entrance pillars. For viewers using the 'what3words' app, the location of the Grey House is

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# Plans

239 sqm





# Details

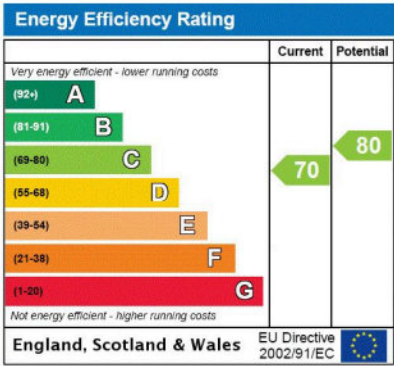
Local Authority  
Perth & Kinross Council

Council Tax  
Band = G

Tenure  
Freehold

EPC  
EPC Rating = C

The Grey House



## Services & Additional Information

Mains electricity, gas, water and drainage.

Fixtures and fittings

All fitted floor coverings and integrated kitchen appliance are included in the sale. The light fitting above the breakfasting peninsular unit and the small statue in the garden are specifically excluded from the sale.

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.



70 Muirs, Kinross, KY13 8AY

Offers Over £560,000



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