



Morgans

PROPERTY

Tigh Na Solus, 1 Morton Wynd
Milnathort, Kinross, KY13 9WR

Offers Over £540,000



This executive detached villa is ideally located in a private cul de sac development in Milnathort. Benefitting from an elevated position with views extending over the Village, Loch Leven and the surrounding countryside this property boasts a striking contemporary design and is finished to a very high specification. Underfloor Heating is installed throughout the property, in addition to a Ventilation and Heat exchange system, Cat 5 Cabling, and a Solar PV system.

The house has a southerly aspect and has been appropriately named Tigh na Solus (House of Light).

The accommodation has been designed to benefit from this position with glass fronted gables at either end of the house.

The house sits on a plot of 0.3 acres within a development of 4 properties with shared communal garden areas and private road and parking areas. It is arranged over 3 levels with a floor area of approx 323 sq m (excluding garage).





DESCRIPTION

Accessed from the front into a spacious reception hallway with cloakroom and storage cupboard, further access is given into a second internal hallway which leads to the split-level living accommodation. These unique reception rooms over three levels comprise a living room on the ground floor, leading to a dining area and modern kitchen on the mezzanine level, and a further lounge and sunroom on the upper level. The contemporary floor to ceiling window formation and open balustrades provide an interesting space affording a great deal of natural light.

Additionally, on the ground level there is a utility room, study, integrated double garage (with remote control electric doors) and a spacious family room with additional staircase leading to the upper level bedroom corridor.

As well as the previously mentioned sunroom and lounge the upper level has four good sized bedrooms, a family bathroom and two en-suites. The master bedroom is of particular note with high ceilings and large window formation overlooking the gardens.

The upper level corridor benefits from Sun tunnels and a large shelved cupboard, which houses the controls for the Ventilation system. The rear Bedrooms two and three have walk in cupboards with hanging rails and shelving. Bedroom 4 has a large built in wardrobe and housing for the Underfloor heating Manifold. The main Bedroom has an extensive range of quality stand-alone wardrobes (3.5mW by 2.25m H) which are included in the Sale.

There are well-maintained garden grounds surrounding this property with lawned sections, an orchard area, paved seating areas and a raised decked area and summer house providing an ideal outside dining space with views over the village, Loch Leven and surrounding countryside. Viewing is highly recommended to fully appreciate all this fine property has to offer. EPC A

LOCATION

Milnathort is a charming village and is situated just off the M90 motorway giving easy access to Edinburgh, Perth, Stirling, Dundee and beyond. The village boasts its own nursery and primary school with a well-respected and newly constructed secondary school available in nearby Kinross. Several highly regarded public schools such as Dollar Academy are within easy reach. The village caters for most everyday needs with a wider range of facilities available in Kinross including supermarket, banking facilities, library and park and ride. Kinross-shire is an area of natural beauty and offers a vast array of outdoor pursuits such as hang gliding, horse riding, fishing and golf. For walkers and cyclists there is the Loch Leven Heritage Trail. This level circuit follows a cycle path right around the Loch Leven National Nature Reserve. The route takes you to many beautiful spots on the lochside and through varied woods and marshland, and is particularly renowned for its birdlife. There are several opportunities for coffee stops along the way.

EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances. The Wardrobe in the Main bedroom, the bookcases in the study and the stand-alone American style fridge Freezer in the Kitchen

The Solar PV System was installed in Feb 2012 and benefits from a high Feed-In Tariff (FIT) rate.

The Generation Unit is transferrable to new owners. The Plan runs for 25 years with almost 16 years remaining. This income generated (currently £2000) is tax-free and is index linked.

VIEWINGS

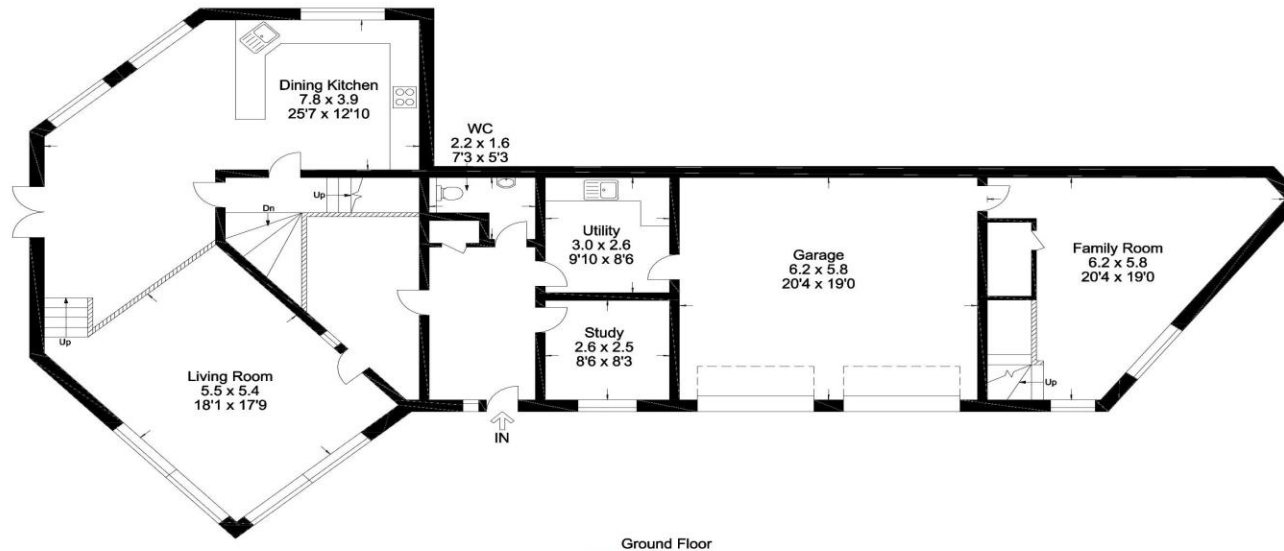
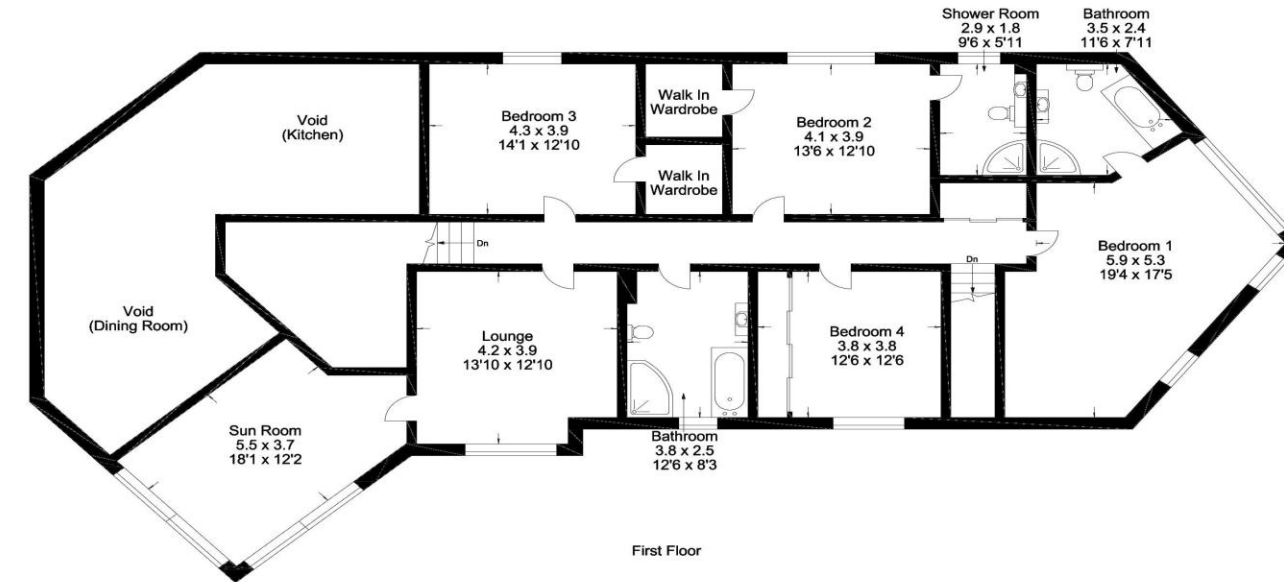
Viewings are strictly by appointment with Morgans by calling 01577 863424.











Ground Floor
VistaBee
DIGITAL CONTENT CREATOR

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2021

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.

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