



Tillywhally Cottage, Tillywhally, Milnathort, KY13 0RN.

A character detached cottage in a rural setting beside Milnathort. Offers over £250,000.









Milnathort 0.3 miles, Kinross 1.5 miles, M90 1.5 miles, Perth 16 miles, Dunfermline 16 miles & Edinburgh 29 miles.

A character detached cottage enjoying a semi-rural setting but still within easy walking distance of Milnathort's amenities.

Particulars of Sale

DIRECTIONS

From Kinross travel north along the A922 to Milnathort. At the roundabout at the centre of the village go straight ahead onto North Street. Follow the road out of Milnathort past Orwell Church and over the motorway. Turn first left and follow the road. There is a white cottage on the right hand side this is Tillywhally Cottage. Turn into the shared driveway and park in the driveway at the rear of the cottage.

SITUATION

Tillywhally Cottage enjoys a lovely rural setting yet is within walking distance of Milnathort. The property lies in the catchment area for Milnathort Primary School and the highly regarded Kinross High School. There are a good number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan, Craigclowan and St Leonards.

Milnathort has amenities including local shops, cafes, hotel with bar and restaurant facilities, specialist shops, 9 hole golf course and parks.

Kinross offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline. The Rail Network is accessible at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

The extensive amenities of Dunfermline and Perth are accessible via the nearby M90 motorway and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.



DESCRIPTION

A character detached cottage set in mature level gardens extending to 0.34 acres (0.13 Ha). The gardens are mainly in grass with mature borders and a driveway. The gardens are very private and feature a detached timber double garage with twin up and over doors. The garage measures 18'1 x 17'9 (5.54 x 5.48m).

The accommodation overall extends to 2,442 square feet (227 sq m) and comprises a reception hall, a WC/cloakroom, a sitting room with patio doors, a spacious lounge with a log burning stove, a kitchen with Aga, a pantry, a utility room, an office, an extensive studio / gallery room with west facing doors (the gallery is a large area ideal for home working or hobbies), a master bedroom with en-suite shower room, an upper landing, 3 further bedrooms and a principal bathroom.

There is a gas central heating system and a range of in built storage space. The cottage does require full modernisation and will be a lovely home once updated.

Viewing is recommended to appreciate the rural feel, the lovely design and ease of access to all amenities.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302. contact@jgwilson.co.uk

ENERGY RATING The property is rated as G (20).

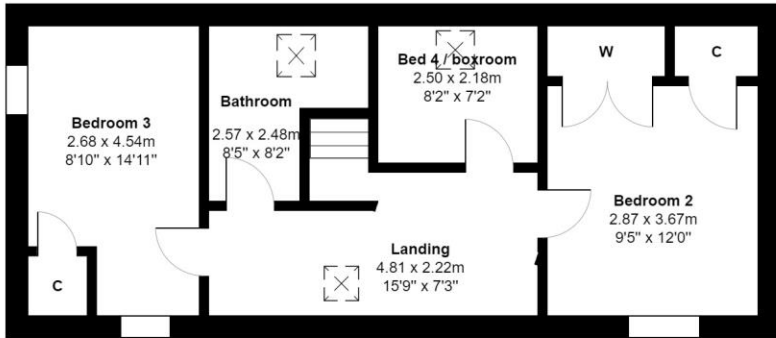
COUNCIL TAX The property is Band G.

Particulars prepared October 2023.



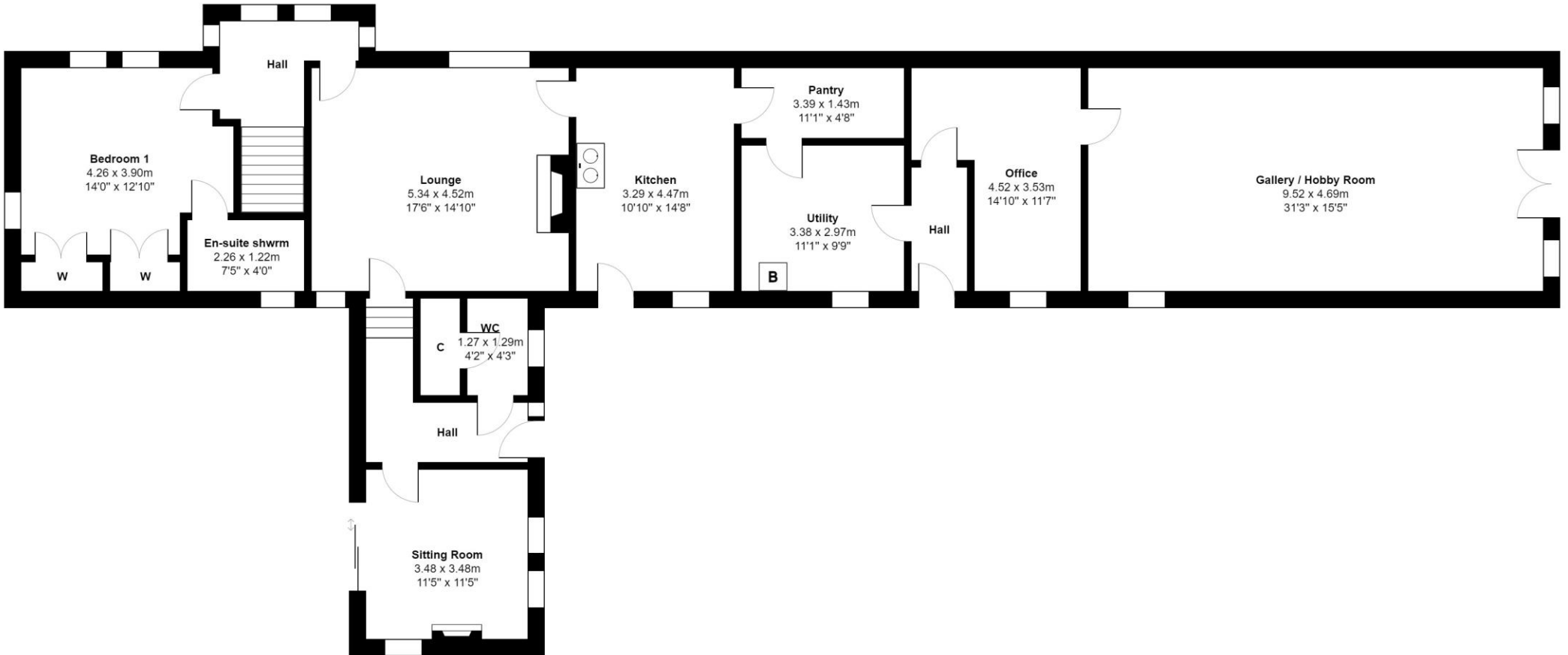






Tillywhally Cottage (1861)
 Tillywhally
 Milnathort
 KY13 0RN.
 (Not to scale).

Double Garage
 5.54 x 5.48m
 18'1" x 17'9".





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents
J & G Wilson
18 High Street
Kinross
KY13 8AN
T: 01577 862302
E: contact@jgwilson.co.uk