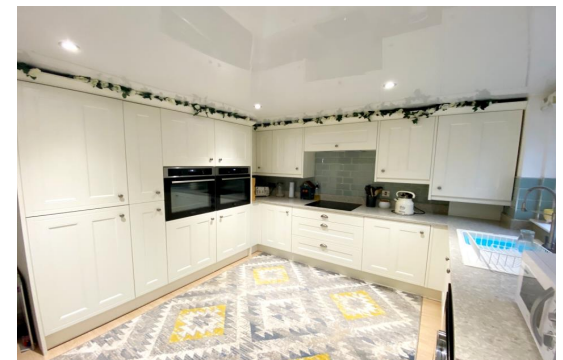




50, Victoria Avenue, Milnathort, KY13 9YE.

An immaculate 3 bedroom character home in a quiet setting. Fixed price £245,000.









## Particulars of Sale

**Kinross 1.5 miles, Perth 16 miles, Dunfermline 16 miles & Edinburgh 29 miles.**

**A lovely 3 bedroom terraced home in a popular residential setting featuring fully enclosed rear gardens and street parking to the front.**

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### **PARTICULARS OF SALE**

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#### **DIRECTIONS**

From Kinross travel north along the A922 to Milnathort. You enter Milnathort on South Street and at the roundabout at the centre of the village go straight ahead onto North Road. Take the 2<sup>nd</sup> turning on the right hand side into Victoria Avenue and number 50 is the second home on the left hand side.

#### **SITUATION**

Milnathort is a popular village setting within easy access of Kinross and its excellent High School. It has amenities including primary schooling within walking distance, local shops, cafes, pub, hotel with bar and restaurant facilities, specialist shops, 9 hole golf course and park.

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

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



## DESCRIPTION

A character 3 bedroom home which extends to 1,183 square feet (110.0 sq m). The property is in immaculate condition with a host of recent improvements.

The design includes a reception hall, a newly upgraded WC, a lounge with multi fuel stove and French doors to the rear gardens, a dining room with staircase to the upper floor, a fitted kitchen with integrated appliances and stable style door to the rear garden, an upper floor landing, 3 excellent bedrooms (2 with fitted wardrobes) and a recently fitted principal bathroom.

The specification includes a gas central heating system and new double glazing and doors. There is a good range of in built storage space, the property is in fresh decorative order and is in move in condition.

Outside the property has rear gardens which are fully enclosed and low maintenance. The gardens feature an excellent patio area ideal for sitting out and the garden shed will be included in the sale.

Viewing is strongly recommended to appreciate this lovely home and its prime setting.



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## GENERAL INFORMATION

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**VIEWING** Please telephone J & G Wilson on 01577 862302.

[contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**SELLING YOUR OWN HOME** If you would like an appointment to discuss your requirements please call 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**COUNCIL TAX** The property is Band D.

**ENERGY RATING** The property is rated as C (73).

Particulars prepared January 2024.

















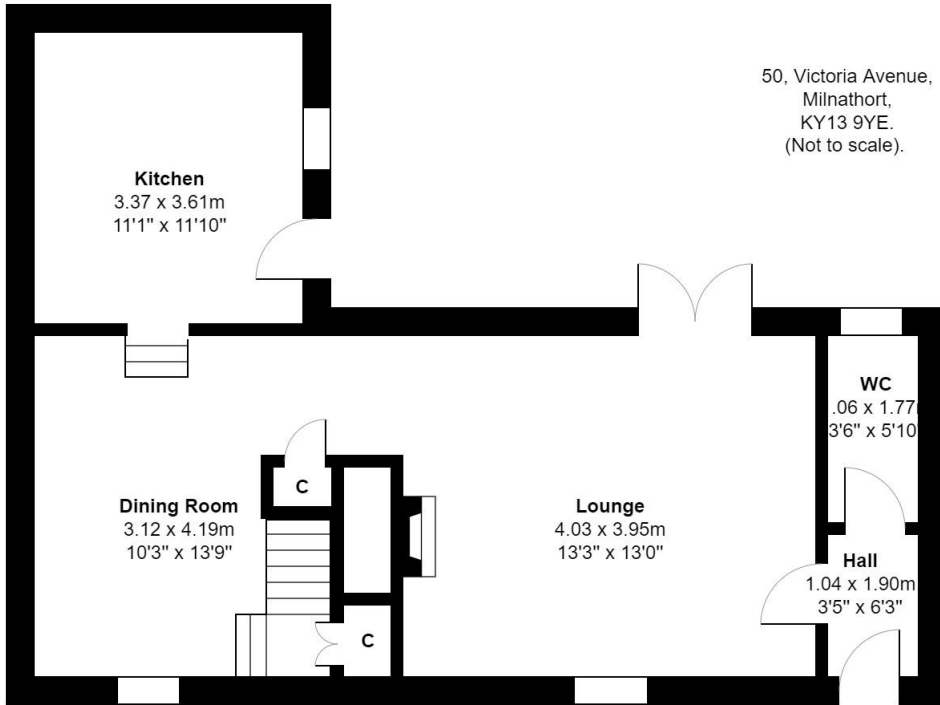




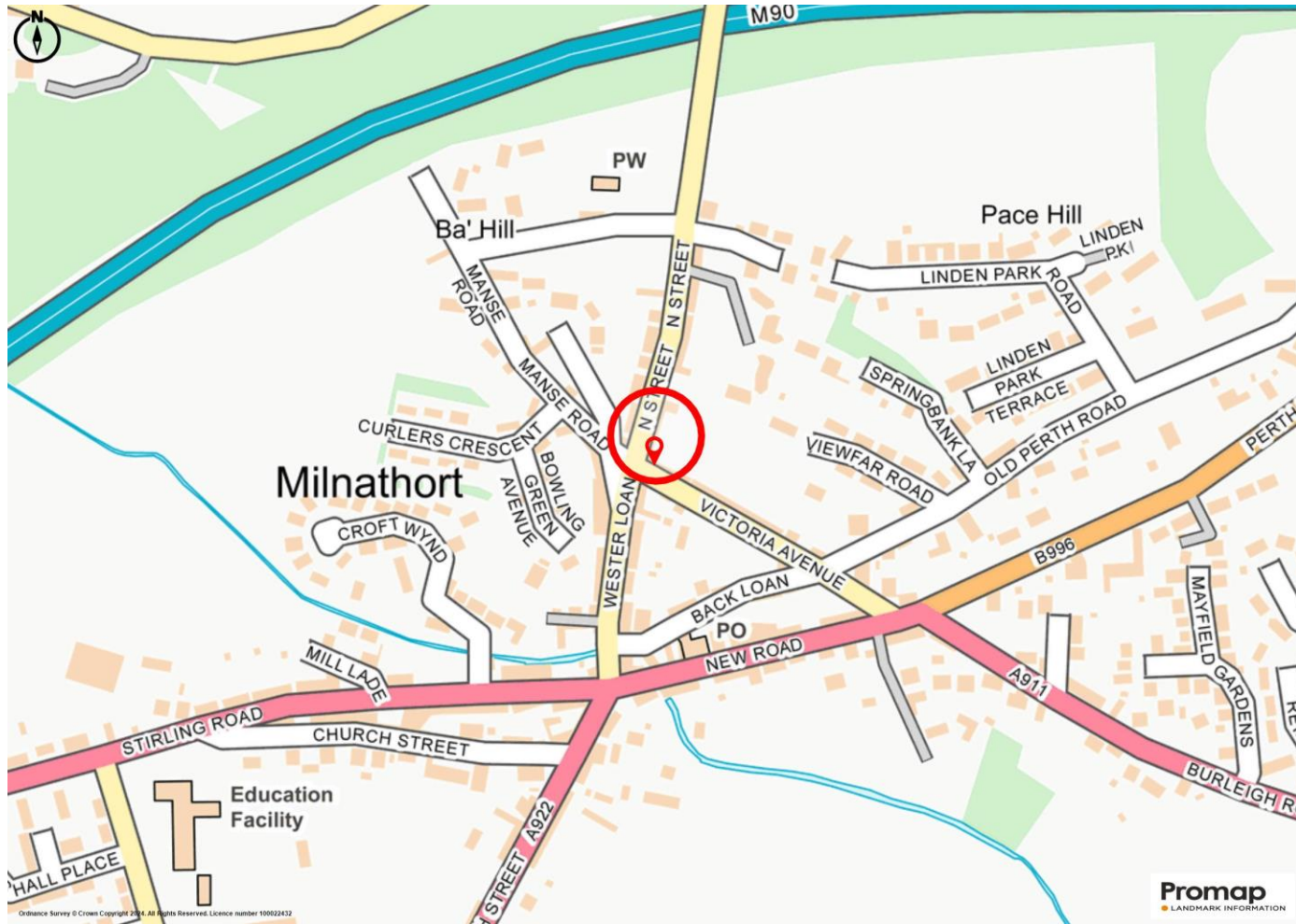




50, Victoria Avenue,  
Milnathort,  
KY13 9YE.  
(Not to scale).







#### 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

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[www.jgwilson.co.uk](http://www.jgwilson.co.uk)