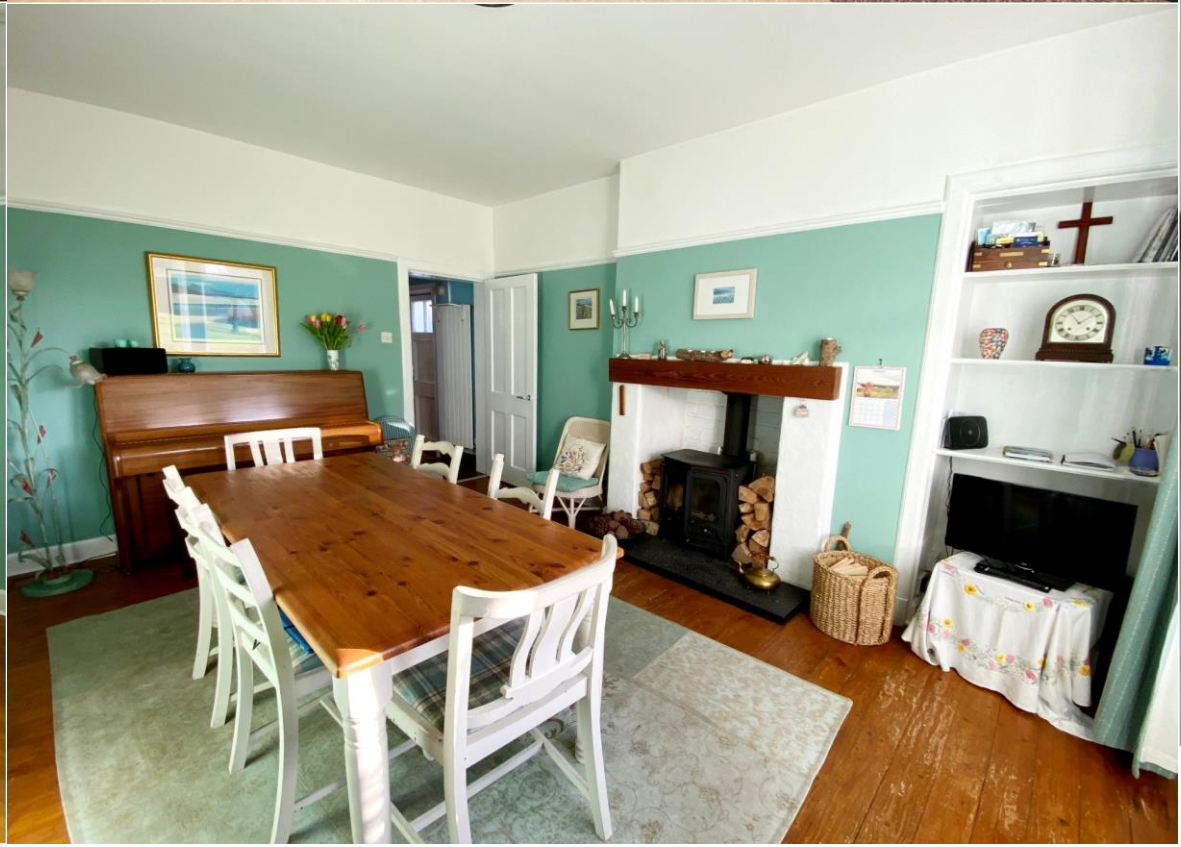




44, North Street, Milnathort, KY13 9YF.

A character detached 3 bedroom cottage with lovely gardens & open views. Offers over £310,000.





Particulars of Sale

44, North Street, Milnathort, Kinross, KY13 9YF.

Kinross 2 miles, Perth 16 miles, Dunfermline 16 miles & Edinburgh 29 miles.

A charming 3 bedroom detached cottage with lovely gardens and open views.

Offers over £310,000.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along the A922 to Milnathort. At the roundabout at the centre of Milnathort go straight ahead onto North Street. Number 44 is on the right 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 immediate walking distance, local shops, cafes, 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, bank, 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 charming 3 bedroom detached home of much character extending to 1,269 square feet (119 sq m). The property is in excellent order and perfect for couples and families.

The design includes a reception hall with a feature staircase, a living room with a multi fuel stove, a dining room with a log burning stove, a large fitted kitchen, a downstairs double bedroom, a bathroom, an upper floor landing with French doors to a large decked area, 2 further double bedrooms and a shower room.

The specification includes a gas central heating system, double glazing and good in built storage space. The property is in fresh decorative order and features many original character features.

Outside the property has enclosed and landscaped rear gardens. An impressive pine tree is the center piece surrounded by lawned gardens, shrub beds and rockeries. The upper garden features 2 sheds and is a lovely spot with fine open views to Kinross and Loch Leven. The large decked area finished in Douglas Fir can be accessed from the cottage and the garden.

Viewing is strongly recommended to appreciate the pleasing design and the full extent of the accommodation on offer.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band D.

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

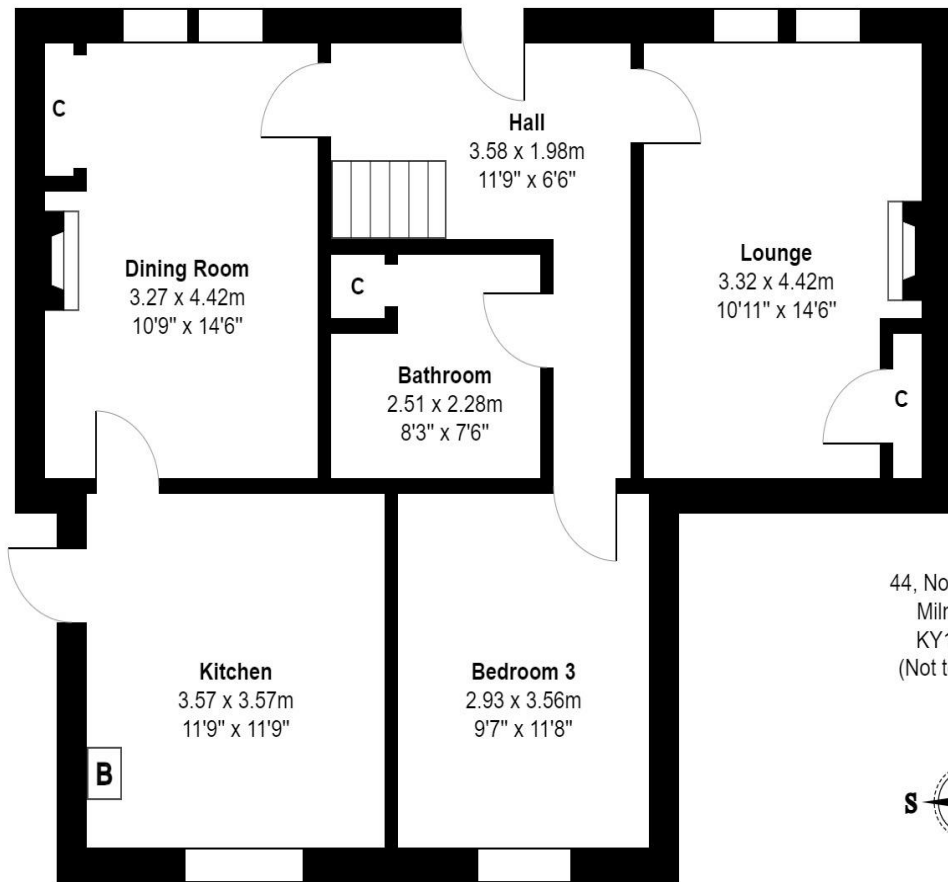
Particulars prepared March 2024.



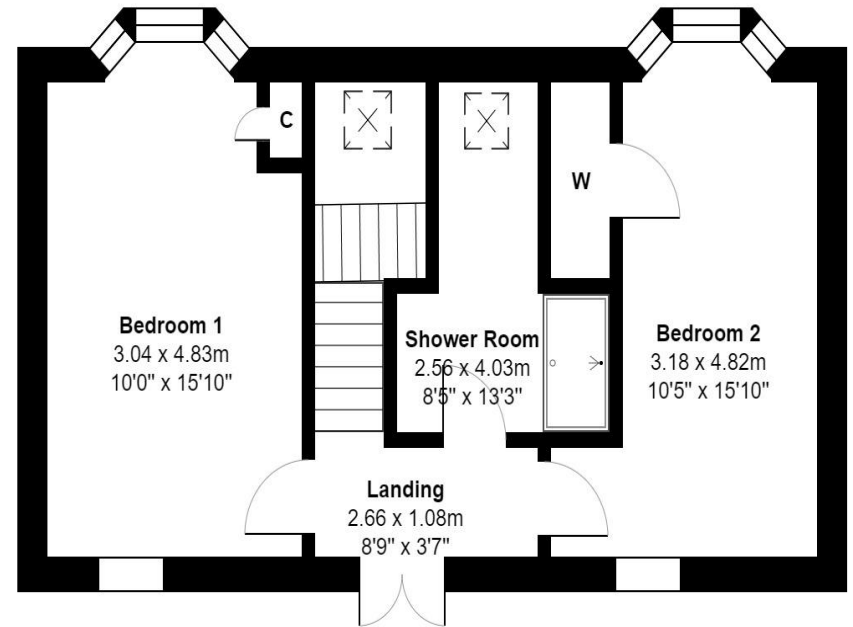








44, North Street,
Milnathort,
KY13 9YF.
(Not to scale).





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

T: 01577 862302

E: contact@jgwilson.co.uk