



15, Mayfield Gardens, Milnathort, KY13 9GD.

A lovely 4 bedroom detached home in a prime corner plot. Offers over £330,000.





Particulars of Sale

15, Mayfield Gardens, Milnathort, Kinross, KY13 9GD.

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

An extended detached four bedroom home in a prime corner plot.

Offers over £330,000.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along the A922 to Milnathort. At the roundabout turn third right and follow the road. Turn first right onto Burleigh Road and first left into Mayfield Gardens. Number 15 is set at the end of the cul de sac on the left hand side.

SITUATION

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

Kinross is nearby and offers supermarkets, shops for everyday requirements, cafés, hotels, pubs, Post Office, churches, local bus services, sports clubs and health care facilities.

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

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



DESCRIPTION

An extended detached chalet villa which enjoys a prime corner plot in this popular cul de sac setting.

The property is set in enclosed private gardens and is ideal for family buyers. The internal design has been enhanced by an extension which has provided an impressive fitted breakfasting kitchen and an adjoining utility room to the lower floor and an additional bedroom to the upper floor.

Overall the property offers a vestibule, a hall, a WC, a spacious lounge, a dining room with French Doors to the gardens, a fitted breakfasting kitchen with integrated appliances and French doors to the gardens, a utility room, a 4th bedroom (downstairs), an upper landing, 3 further bedrooms, a master en-suite shower room and a bathroom. There is in built storage space, a gas fired central heating system and double glazing. The property is in excellent order throughout.

Outside there are level enclosed private gardens, a driveway and a detached single garage.

Viewing is recommended.

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 E.

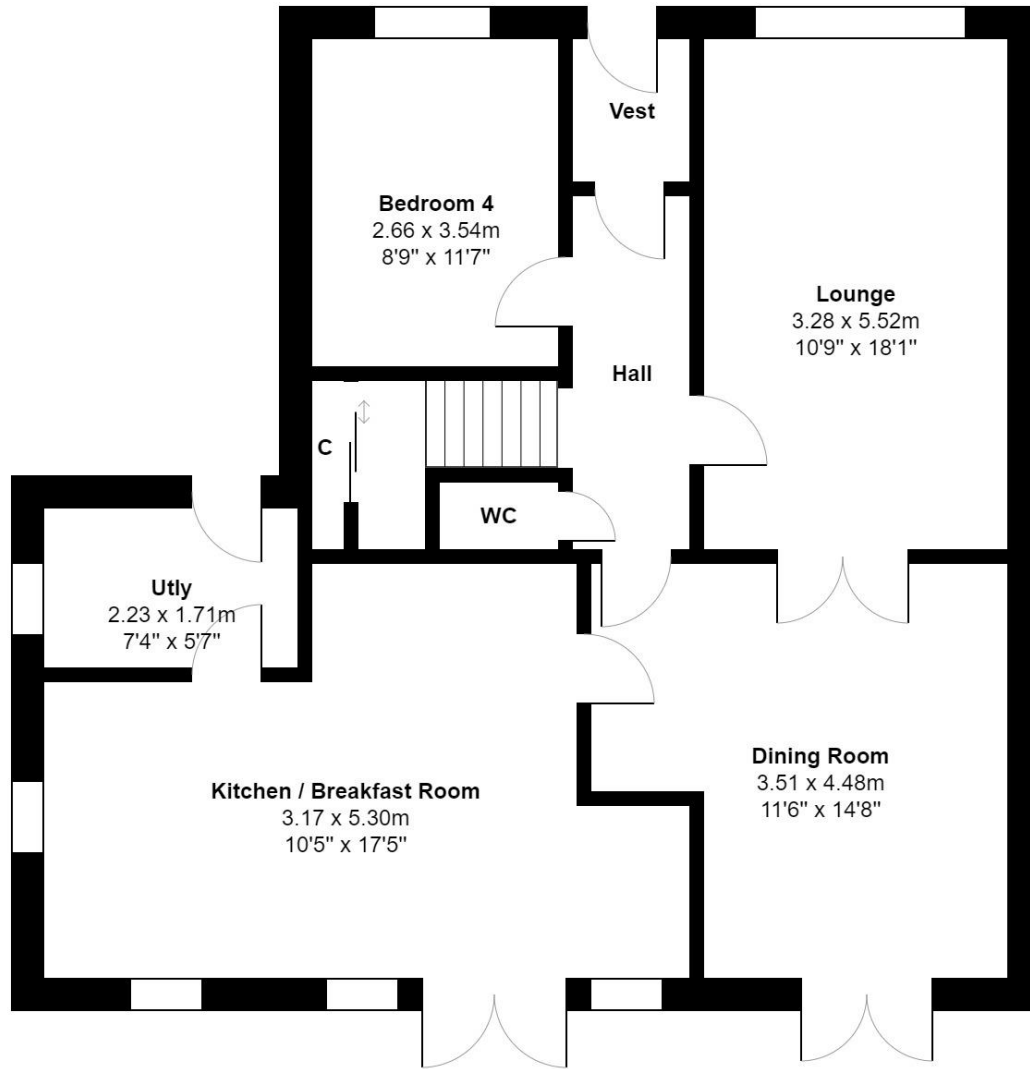
ENERGY RATING The property is rated as C (74).

Particulars prepared July 2024.

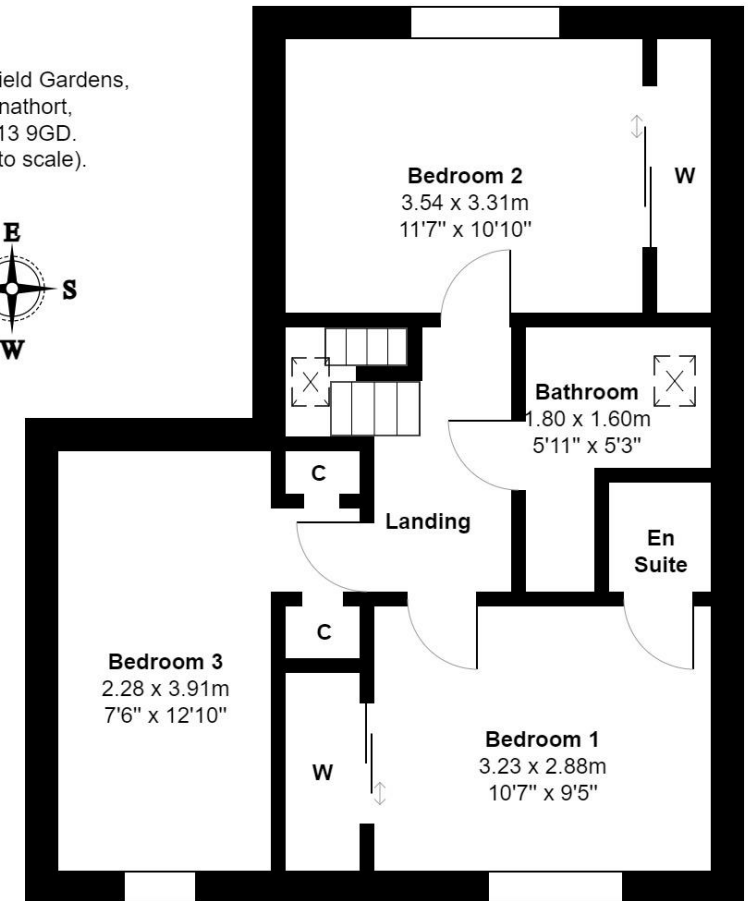






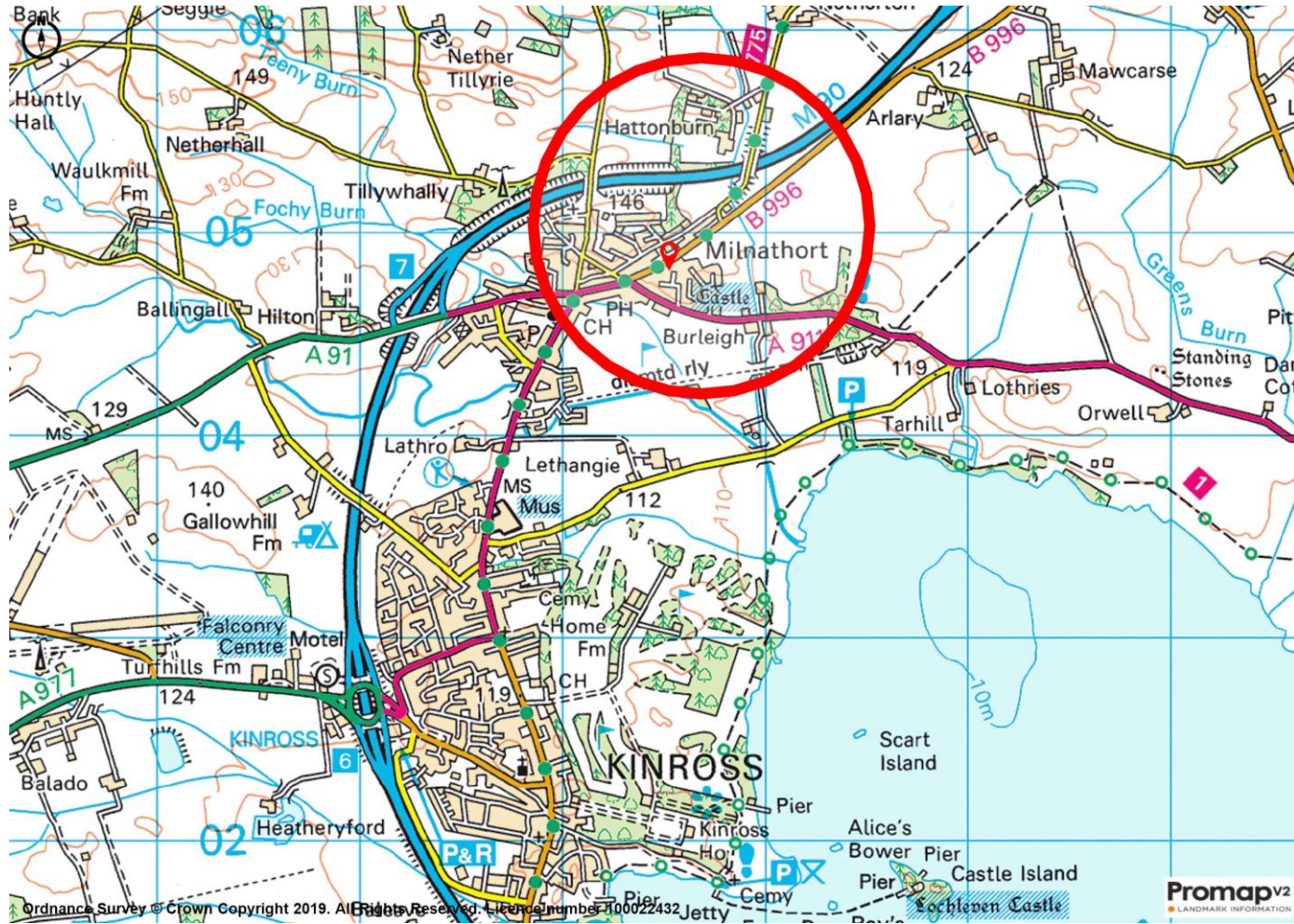


15, Mayfield Gardens,
 Milnathort,
 KY13 9GD.
 (Not to scale).









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
www.jgwilson.co.uk