



32, Back Loan, Milnathort, KY13 9YJ.

A character 3 bedroom terraced cottage near all amenities. Offers over £210,000.







## Particulars of Sale

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

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

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### **PARTICULARS OF SALE**

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#### **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 871 square feet (81.0 sq m). The design includes a reception hall, a spacious lounge with French doors to the garden, a fitted kitchen, 3 bedrooms (1 downstairs) and a downstairs bathroom with a free standing bath and a separate corner shower.

The specification includes a gas central heating system and double glazing. There is a range of in built storage space.

Outside the property has rear gardens which are fully enclosed and south facing. There is a patio area on leaving the rear of the house and a lawned upper garden area with shrub bed borders. The garden shed is included in the sale.

Viewing is strongly recommended to appreciate this character 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 C.

**ENERGY RATING** The property is rated as C (71).

Particulars prepared July 2024.



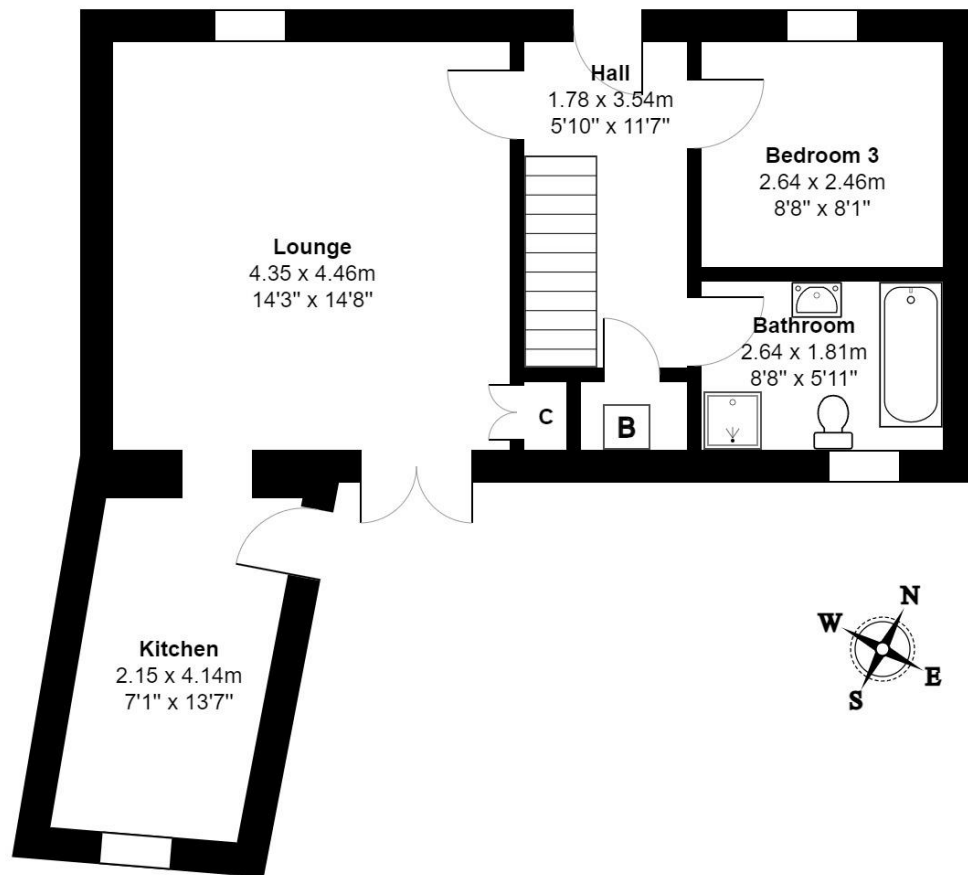




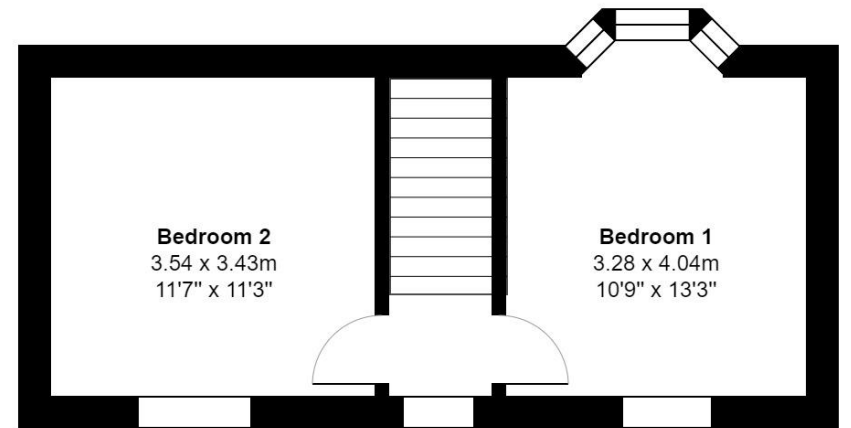


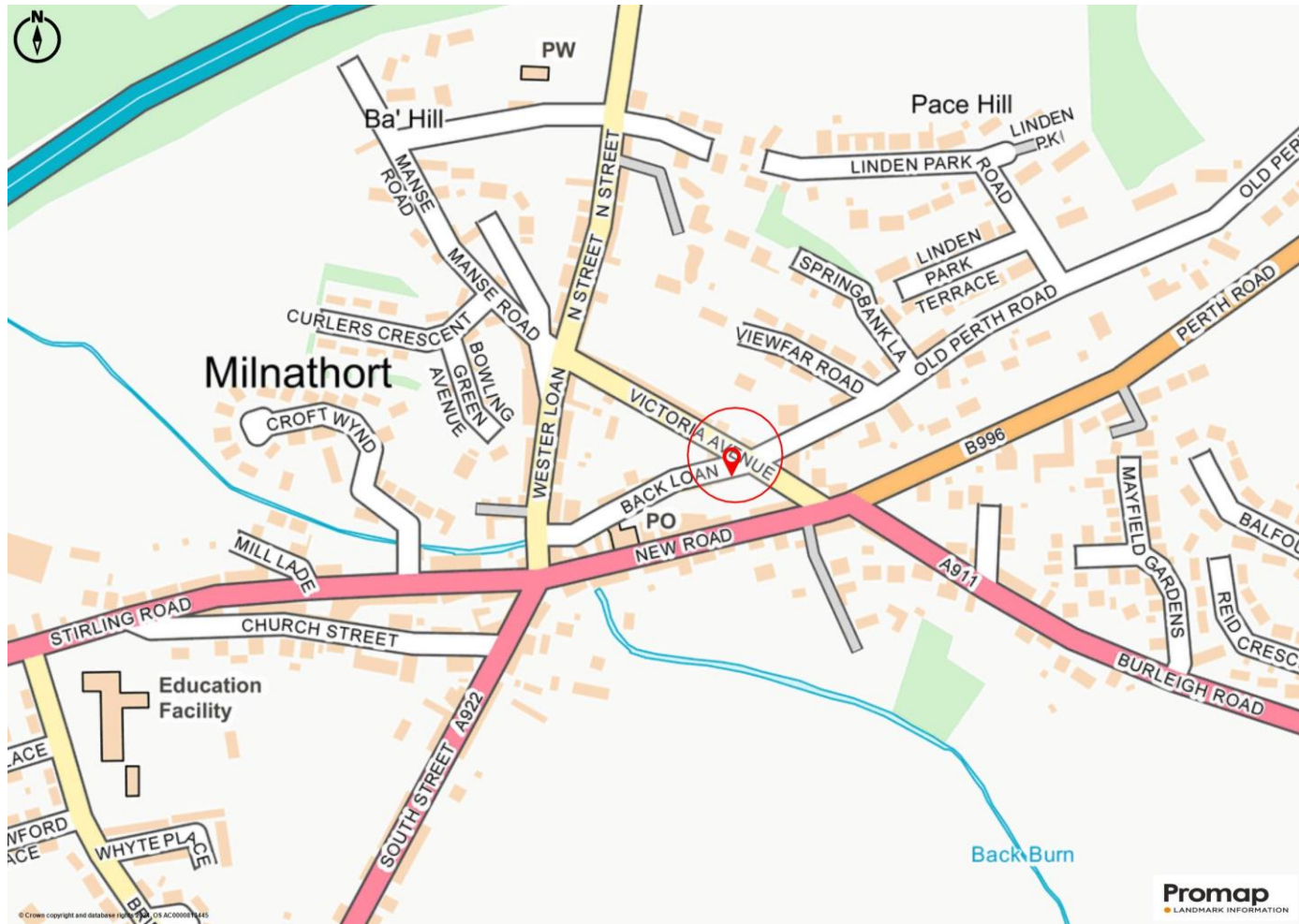






32, Back Loan,  
Milnathort,  
KY13 9YJ.  
(Not to scale).





### 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

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