



91 B, South Street, Milnathort, KY13 9XB.

A quality 3 bedroom semi-detached home with a rear sun lounge. Offers over £235,000.





Particulars of Sale

91 B, South Street, Milnathort, Kinross, KY13 9XB.

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

A beautifully finished semi-detached home with enclosed rear gardens and a sun lounge

Offers over £235,000.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along the A922 to Milnathort. You enter Milnathort on South Street and 91 B 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 parks.

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 lovely 3 bedroom semi-detached home which extends to 1,065 square feet (99.0 sq m). The property enjoys a pleasing design and quality finishes.

The accommodation includes a vestibule, a reception hall, a lounge, a well fitted dining kitchen with built in appliances, a rear sun lounge, 3 good sized bedrooms with built in storage and a luxury bathroom with a separate corner shower & a spa bath. The specification includes a gas central heating system and double glazing.

Outside the property has east facing rear gardens which are fully enclosed. The gardens are finished in mono blocks providing a low maintenance design. There is a side driveway finished in mono blocks and a small enclosed front shrub bed area.

Viewing is strongly recommended to appreciate this excellent home.



GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

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

COUNCIL TAX The property is Band D.

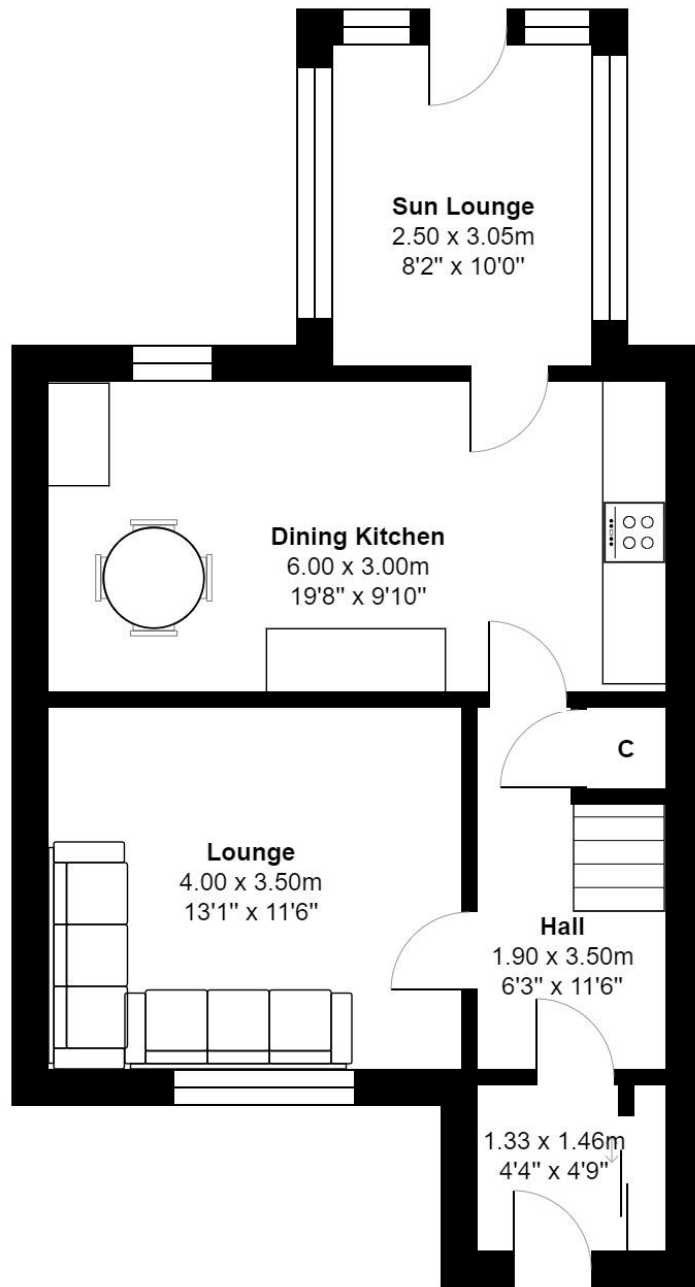
ENERGY RATING The property is rated as C (74).

Particulars prepared August 2024.

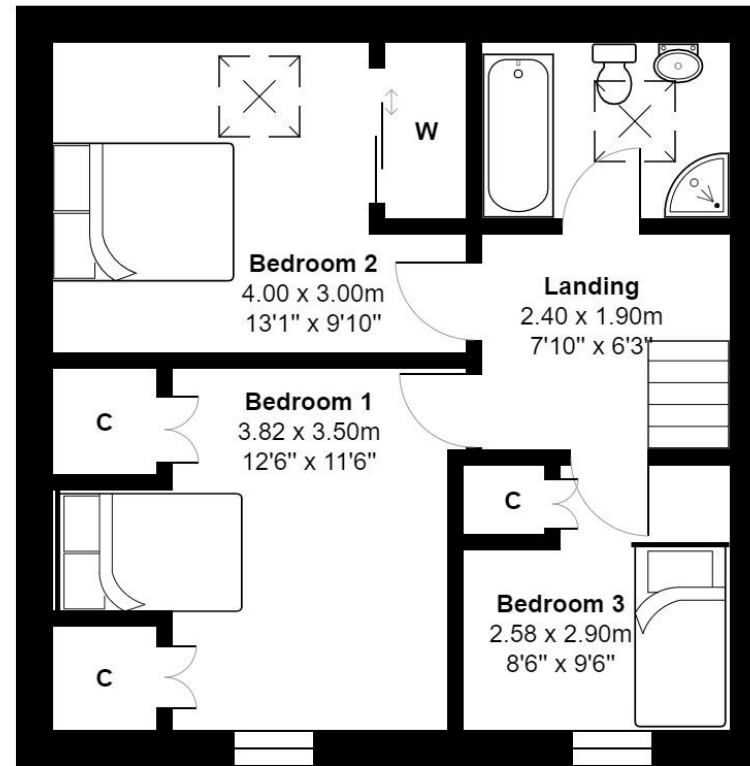








91 B South Street
Milnathort
(Not to scale).





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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