

**J & G  
WILSON**

44, Victoria Avenue, Milnathort, KY13 9YE.

A 3 bedroom terraced home with a garage and extensive gardens. Offers over £150,000.





## Particulars of Sale

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

**Requiring modernisation a 3 bedroom terraced home in a popular residential setting featuring extensive enclosed rear gardens, an adjoining single garage 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 44 is 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 850 square feet (79.0 sq m). The property requires full restoration.

The design includes a reception hall, a lounge, a fitted kitchen, a store room / potential utility room, a bathroom with an above bath shower, an upper floor landing, 3 bedrooms and an en-suite shower room.

The specification includes electric heating and partial double glazing.

Outside the property has extensive rear gardens which are fully enclosed. The gardens feature a range of mature trees and some soft fruit trees. The grounds are mainly in grass and do require clearing.

Viewing is strongly recommended to appreciate the potential on offer.

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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 F (32).

Particulars prepared January 2025.



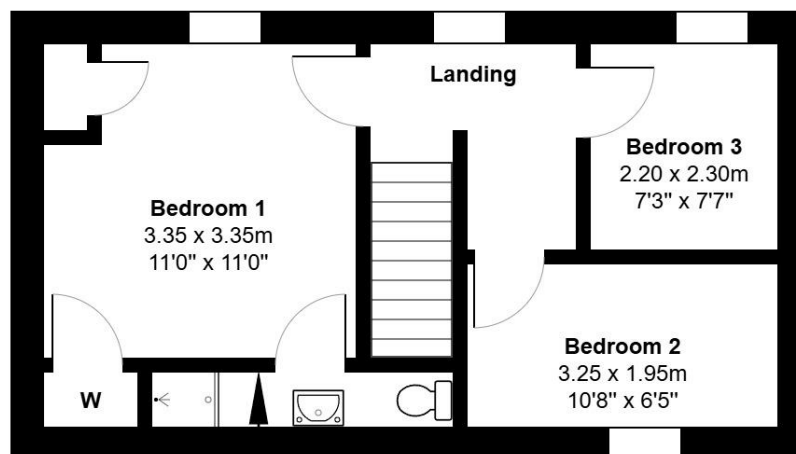
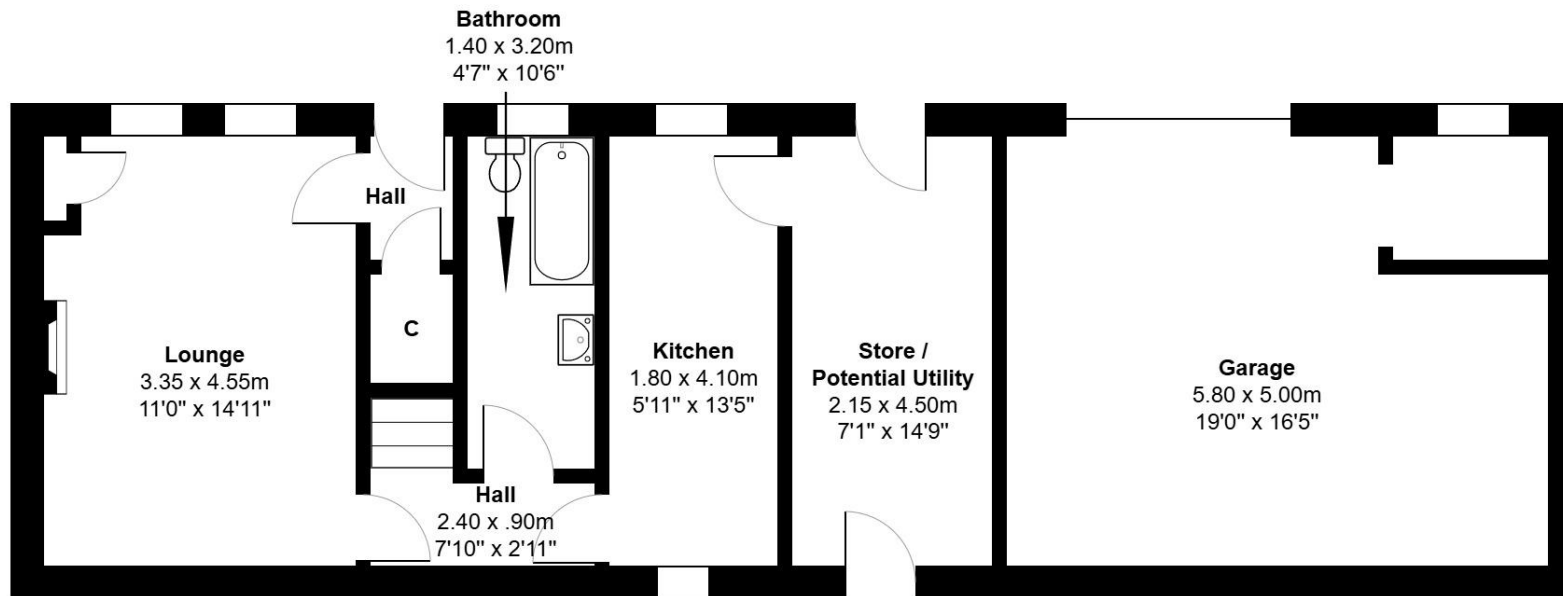








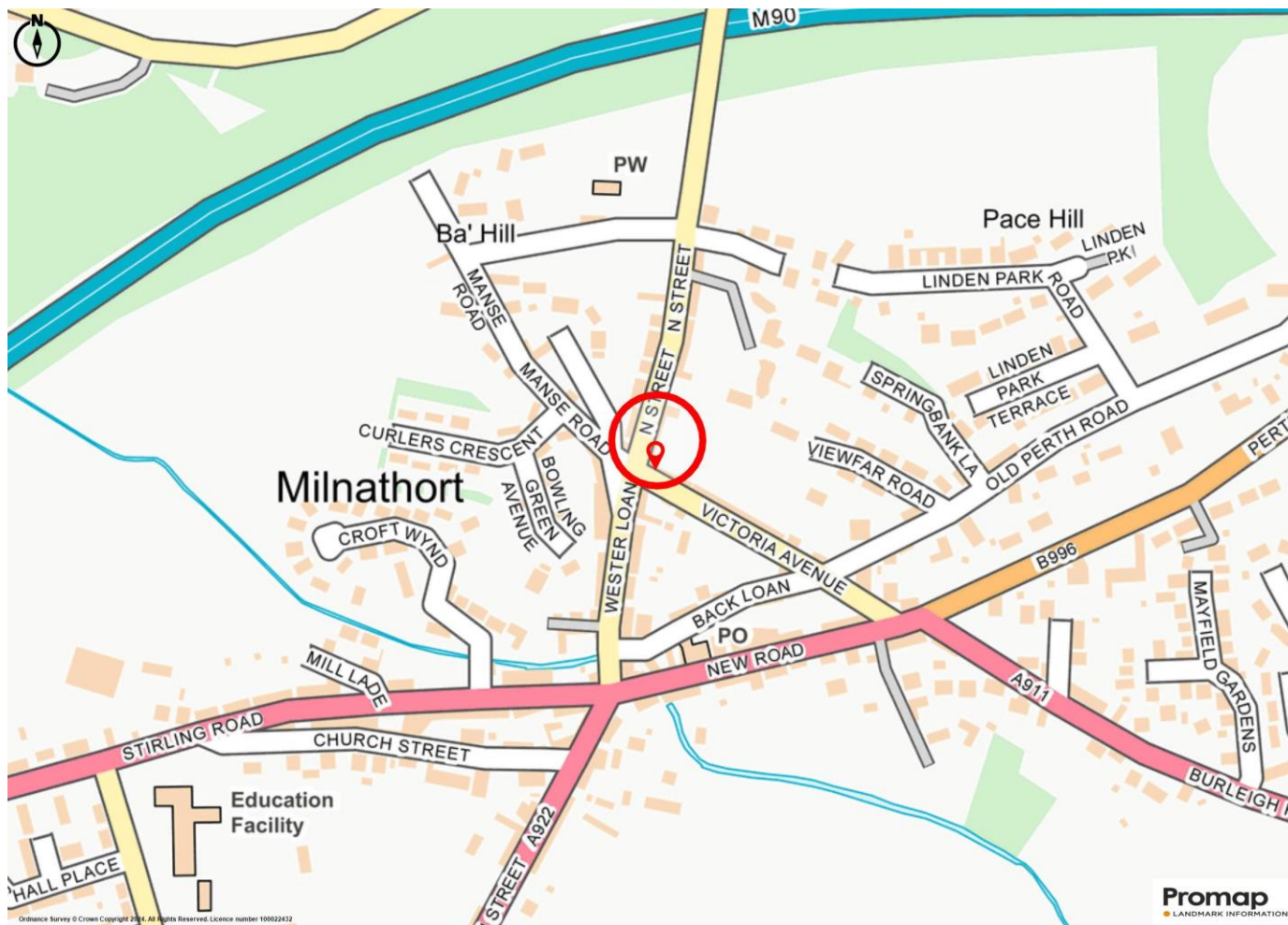




**En-suite**  
3.60 x .90m  
11'10" x 2'11"



44, 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

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