

**J & G
WILSON**

36 A, North Street, Milnathort, KY13 9YF.

A most spacious 1 bedroom upper floor flat with open views. Offers over £99,000.





Particulars of Sale

36A, North Street, Milnathort, Kinross, KY13 9YF.

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

A most spacious 1 bedroom upper floor flat with open views across the park to the church.

Offers over £99,000.

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 36A is on the right hand side. Access is to the rear via the steps and it's the white door on the left hand side.

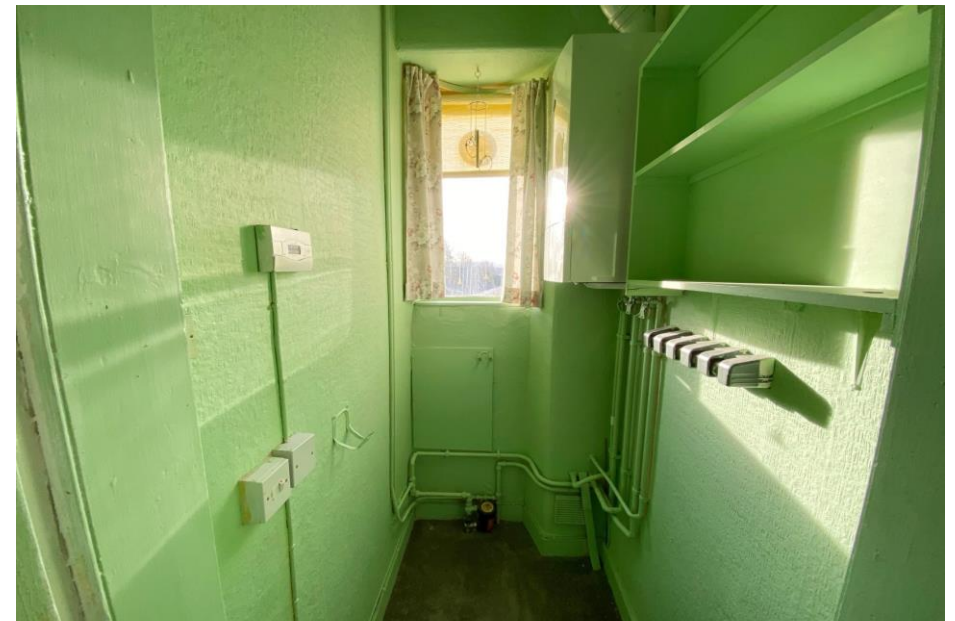
SITUATION

Milnathort is a popular village setting within easy access of Kinross. It has amenities 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, 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 character upper floor flat with a large floor area of 753 square feet (70.0 sq m). The property is perfect for a single person or couples of all ages.

The design includes a vestibule with storage cupboard, a reception hall, an extensive lounge with an open view, a spacious fitted kitchen / appliances included, a double bedroom with a fitted wardrobe and an open outlook and a bathroom with a separate corner shower. The specification includes a gas central heating system and double glazing.

Outside the property has shared gardens to the rear and there is a communal under stair store. The outside stairs are due to be refurbished shortly and the cost of the works has already been paid by the current owner.

Viewing is strongly recommended to appreciate the pleasing design, open views 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

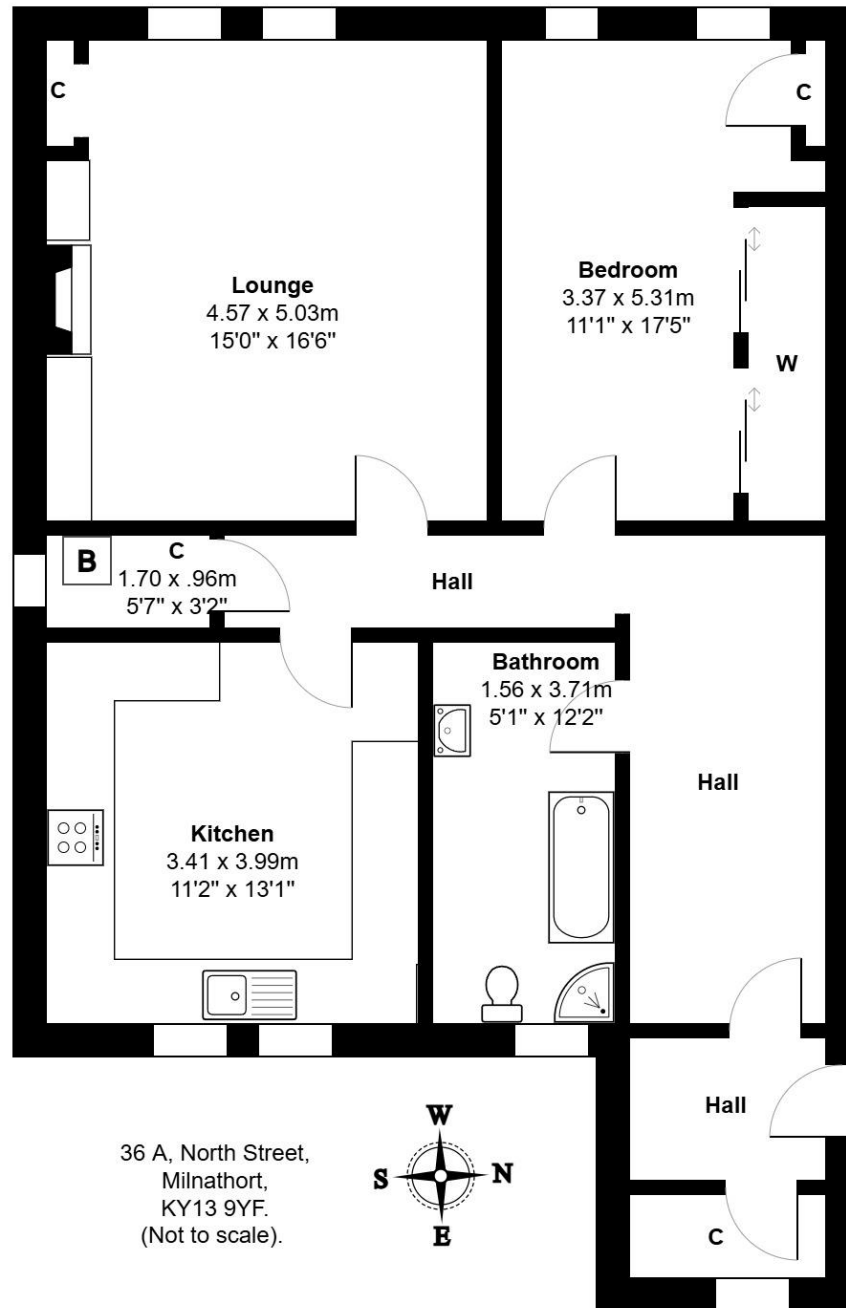
COUNCIL TAX The property is Band B.

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

Particulars prepared January 2025.









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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