

**J & G
WILSON**

6, Marshall Place, Milnathort, KY13 9XW.

A 2 bedroom end terraced villa near the primary school.

Offers over £135,000.





Particulars of Sale

6, Marshall Place, Milnathort, KY13 9XW.

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

An end terraced 2 bedroom villa in a small cul-de-sac near the village primary school.

Offers over £135,000

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along the A922 to Milnathort. Turn first left onto Bridgefauld Road and 2nd left into Marshall Place. Number 6 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 nearby primary schooling, local shops, cafes, a hotel with bar and restaurant facilities, specialist shops, offices, 9 hole golf course and parks.

Kinross is nearby and offers supermarkets, shops for everyday requirements, cafés, 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 and recreational amenities.

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



DESCRIPTION

A spacious 2 bedroom end terraced villa extending to 753 square feet (70 sq m). The property is perfect for couples and families.

The design includes an entrance hall, a spacious lounge, a fitted kitchen, an upper landing, 2 double bedrooms both with fitted wardrobes, shower room and a floored attic.

The specification includes an oil central heating system, double glazing and a good range of in built storage space.

Outside the property has a front garden finished in mono blocks. The rear garden is south facing and features a central lawned area with shrub beds. There is a brick built garden store.

Viewing is strongly 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

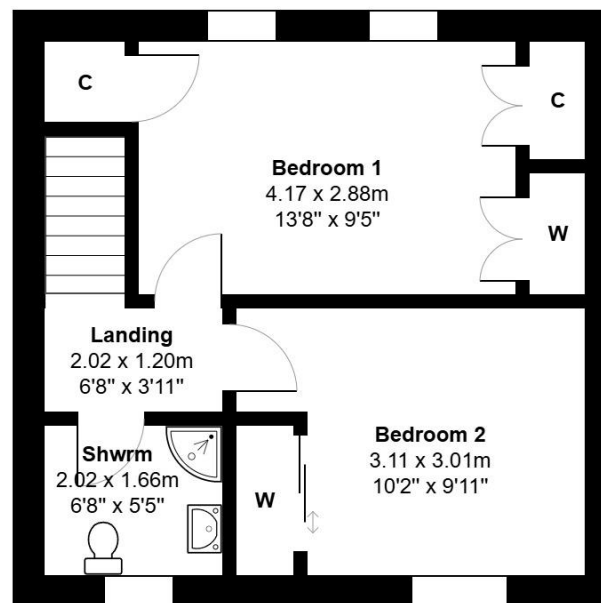
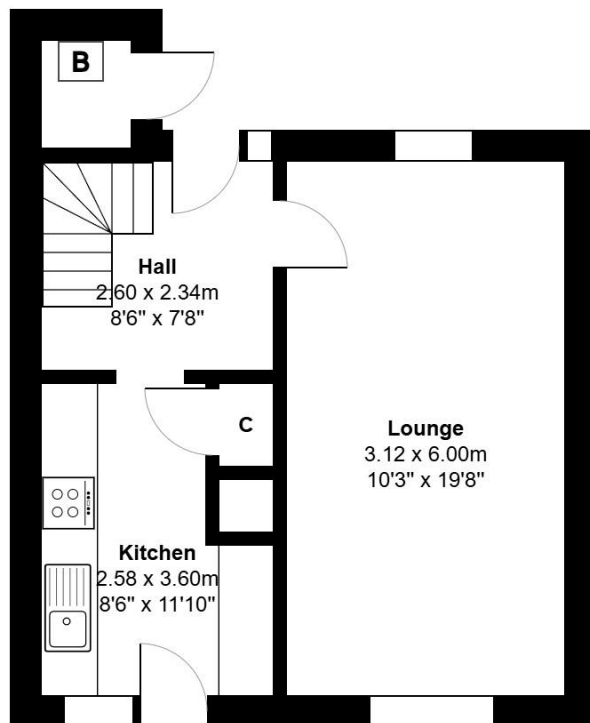
COUNCIL TAX The property is Band B.

ENERGY RATING The property is rated as E (51).

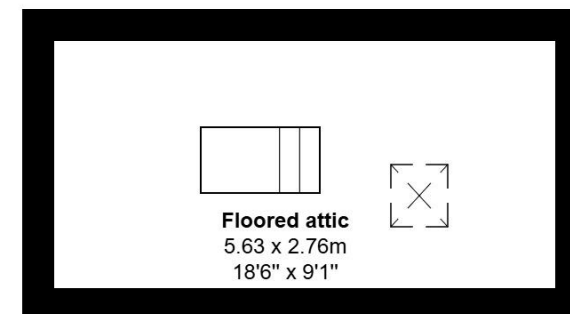
Particulars prepared May 2025.

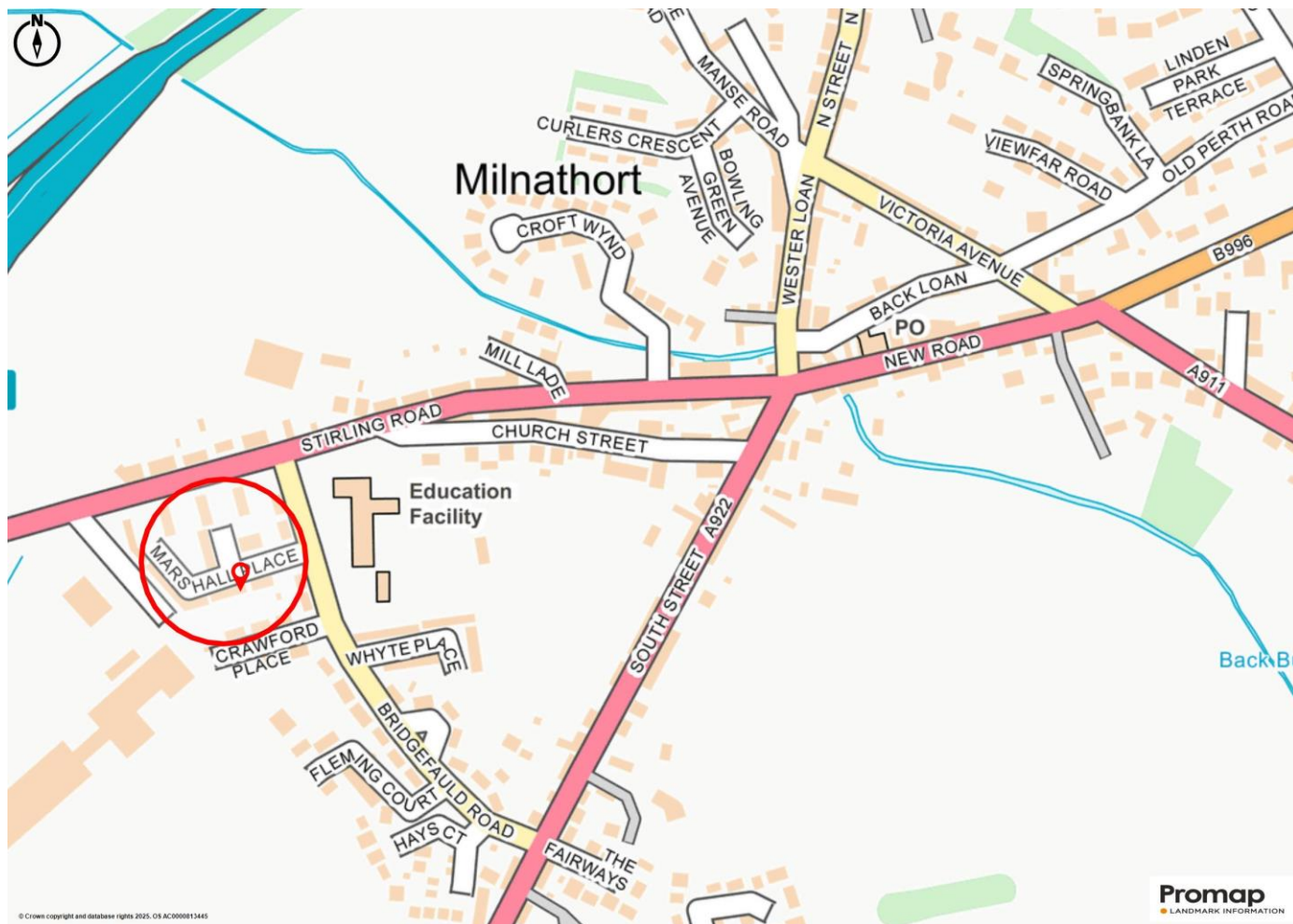






6, Marshall Place,
Milnathort,
KY13 9XW.
(Not to scale).





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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