

**J & G
WILSON**

Claremont, 59, New Road, Milnathort, Kinross, KY13 9XT.

A lovely period 5 bedroom home with a fine range of character features. Offers over £335,000.





Particulars of Sale

Claremont, 59, New Road, Milnathort, Kinross, KY13 9XT.

Kinross 1.5 miles, Perth 16 miles, Dunfermline 16 miles, St Andrews 27 miles, Dundee 29 miles & Edinburgh 29 miles.

A charming 5 bedroom home of character with enclosed rear gardens and off street parking.

Offers over £345,000.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along the A922 to Milnathort. You enter Milnathort on South Street and at the roundabout at the Town Hall turn right onto New Road. Number 59 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, a hotel with bar and restaurant facilities, specialist shops, 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 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 charming home of much character is offered by this period terraced villa which extends to 1,807 square feet (168.0 sq m).

The design includes an entrance vestibule, a wide reception hall, a lounge with a bay window and a log burning stove, a dining room with a log burning stove, a breakfasting kitchen with a Rayburn, a utility room, a downstairs bedroom with an en-suite shower room, an upper floor landing, 4 further bedrooms (3 with fireplaces) and a principal bathroom with a roll top bath.

There is an impressive array of original period features within the property including fireplaces, paneled doors, decorative plasterwork and terrazzo flooring. Other points include a gas central heating system operating via the Rayburn in the kitchen and a range of in built storage space.

Outside there is an enclosed shrub bed garden to the front. The rear gardens are fully enclosed and have twin gates providing access to a parking space. The gardens feature a shrub bed area and landscaped for easy maintenance. There is space in the gardens for sitting out.

Viewing is strongly recommended to appreciate the convenient setting and many outstanding features 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 E.

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

EXTRAS The white goods and stoves will be sold as seen and no warranty will be given.

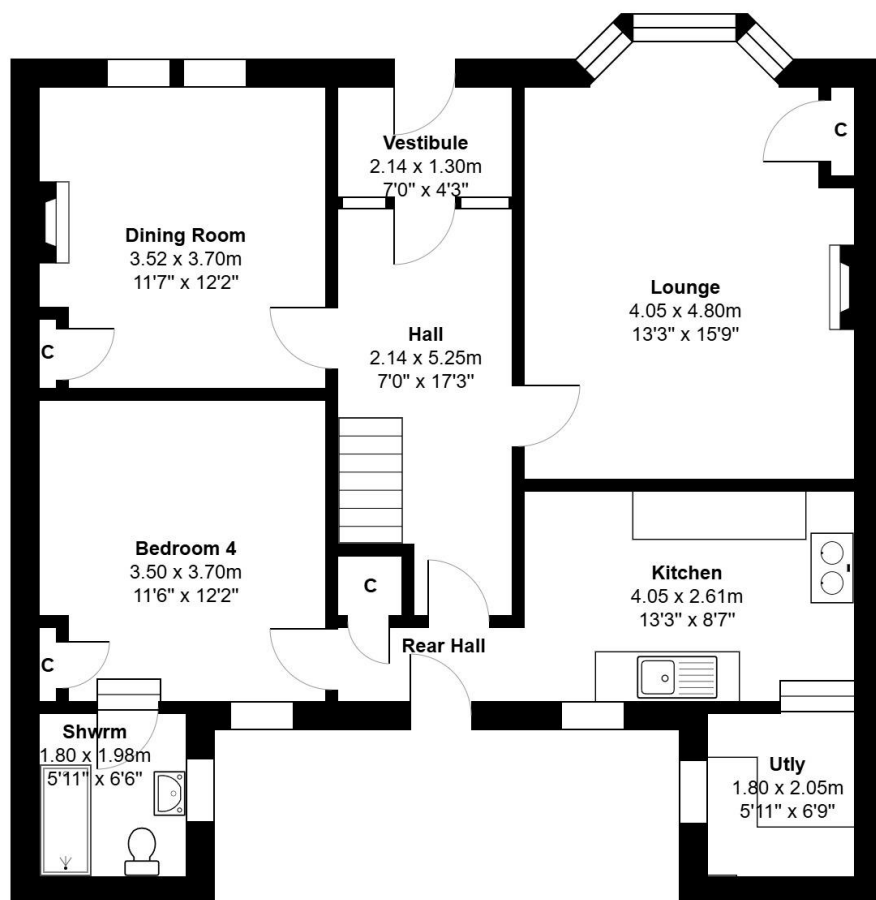
Particulars prepared August 2025.



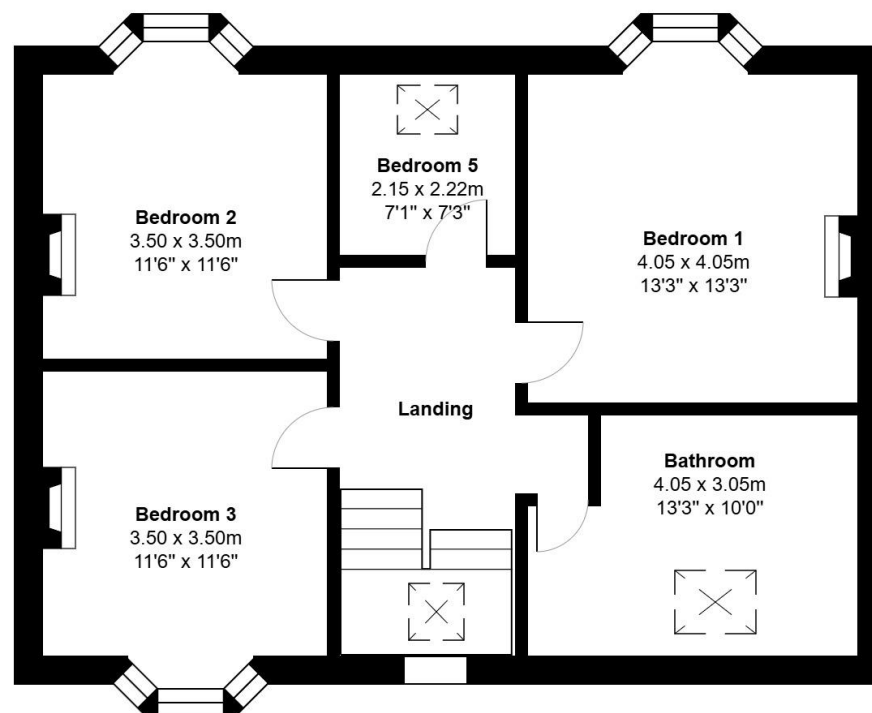


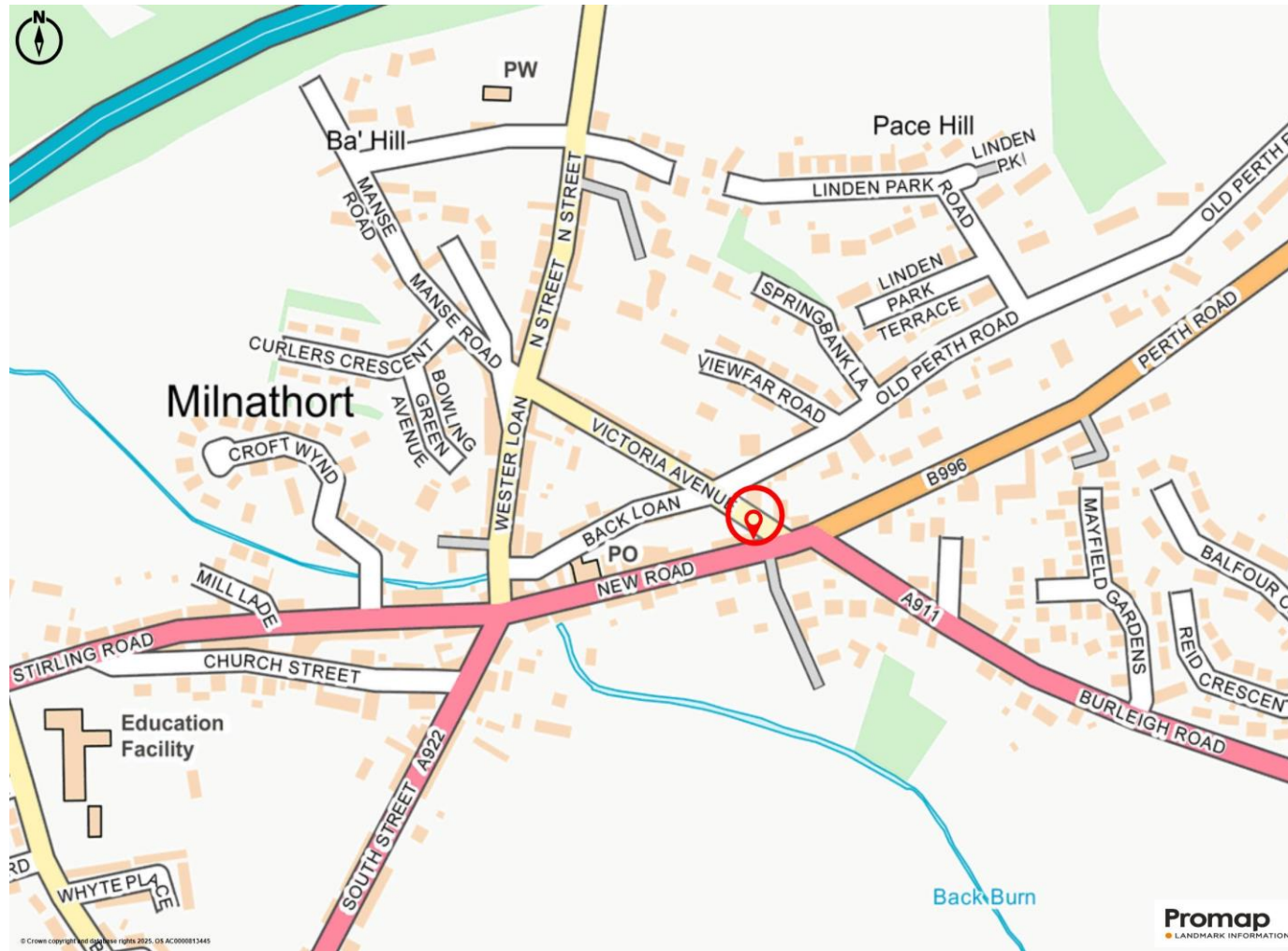






59, New Road,
Milnathort,
KY13 9XT.
(Not to scale).





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

J & G Wilson
18 High Street
Kinross
KY13 8AN

T: 01577 862302
E: contact@jgwilson.co.uk
www.jgwilson.co.uk