

**J & G
WILSON**

2, Auld Mart Road, Milnathort, Kinross, KY13 9FR.

A charming 2 bedroom bungalow with a driveway and garage. Offers over £240,000.





Particulars of Sale

A lovely detached bungalow set in a corner plot with enclosed rear gardens, a driveway and a detached garage.

Offers over £240,000.

Situation

Auld Mart Road enjoys a prime position between Kinross and Milnathort. The surrounding countryside is perfect for scenic walks, fishing, boating on Loch Leven and wildlife watching.

The amenities of Milnathort are within walking distance and include a village primary school, local shops, cafes, pubs, sports clubs and regular bus services.

Kinross is nearby and offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services, secondary schooling at Kinross High School, 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.



DESCRIPTION

A quality detached bungalow with accommodation extending to 688 square feet (64 sq m). The property enjoys a prime cul-de-sac position in this popular residential setting.

The design on offer includes a vestibule, a reception hall, a spacious lounge with patio doors, a fitted kitchen, 2 bedrooms, a quality shower room, gas central heating and double glazing.

Outside the property has attractive gardens mainly in grass with some shrub bed areas. There is a driveway providing excellent off-street parking and a detached single garage.

The property is perfect for couples and families. 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

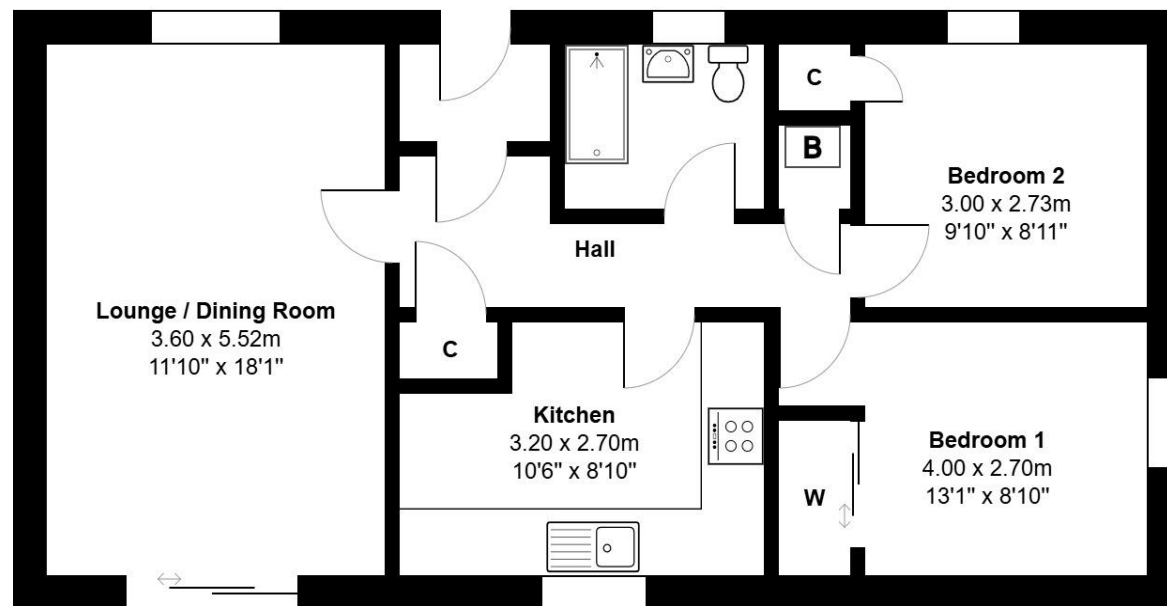
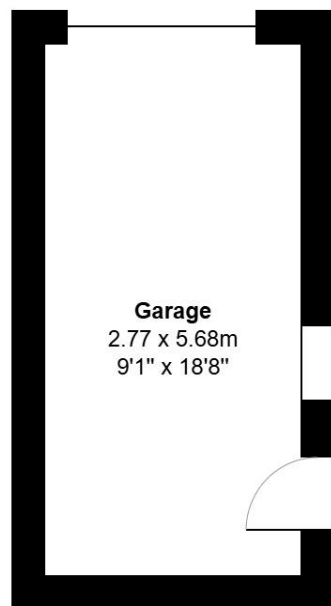
COUNCIL TAX The property is Band D.

ENERGY RATING The property is rated as C (73).

Particulars prepared August 2025.

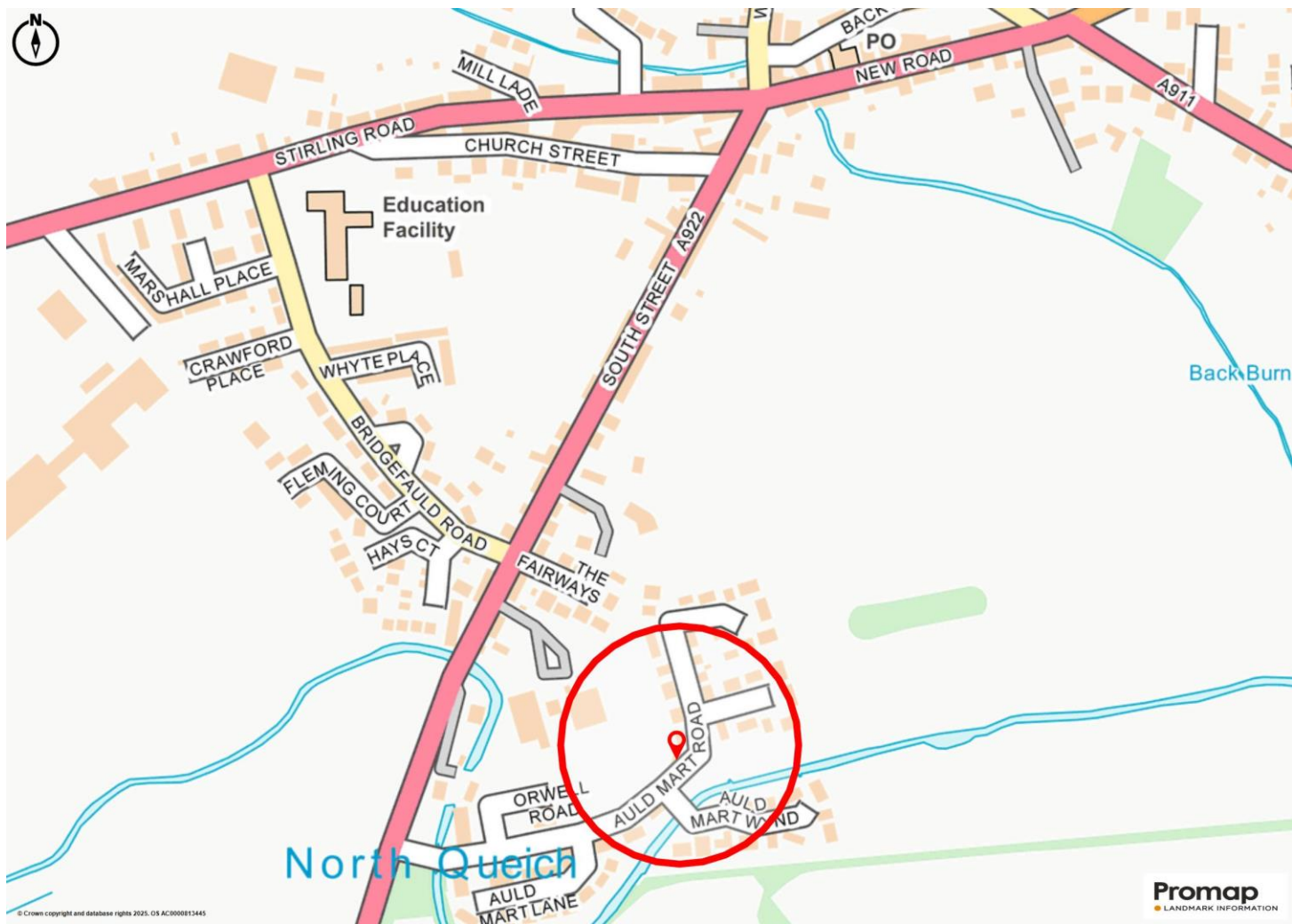






2, Auld Mart Road,
Milnathort,
KY13 9FR.
(Not to scale).





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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