



Morgans

PROPERTY

46A New Road, , Kinross, KY13 9XT

Offers Over £395,000





Detached 4 bedroom property



4 Bedrooms



Enclosed private gardens



Mono-bloc driveway



Sought after location



Self contained annex



EPC Rating - C



Council Tax Band - E





## Welcome

Set within an established and highly regarded residential area of Milnathort, this impressive and substantial four-bedroom detached residence offers beautifully proportioned accommodation, finished to a standard that will appeal to discerning purchasers seeking space, flexibility and refined living.

The property is entered via a large welcoming porch which opens into an elegant and well-balanced interior. At the heart of the home, a generous lounge provides a refined yet comfortable setting for relaxation, while the adjoining formal dining room offers an ideal environment for entertaining guests or hosting family gatherings. A well-designed kitchen, complemented by a separate useful utility room, combines functionality with excellent storage, seamlessly supporting modern living.

To the rear, a spacious family room enjoys a pleasant outlook and direct access to the terrace, creating a wonderful connection between indoor and outdoor living and an ideal space for everyday family life or informal entertaining. The principal accommodation includes three well-appointed bedrooms, all of which are generously sized and served by a stylish family bathroom, offering comfort and privacy for family members and guests alike. With one having its own ensuite toilet.

A particular highlight of the property is the fourth bedroom wing, which incorporates its own lounge area and shower room. This section of the house offers excellent potential to be used as a self-contained annexe making it ideal for dependent relatives or guests.

Externally, the property is equally impressive. A large monobloc driveway provides ample off-street parking and leads to a detached garage. To the side of the home, a generous patio area creates an ideal spot for outdoor dining and relaxation, complemented by a greenhouse and garden shed, perfect for those with an interest in gardening.

To the rear, the property boasts a substantial and well-established garden, featuring a large patio area, expansive lawn and an abundance of mature shrubs and plants throughout. This beautifully landscaped space offers both privacy and year-round interest, providing an idyllic setting for entertaining, recreation or quiet enjoyment.

This is a rare opportunity to acquire a substantial and flexible family home in one of Kinross-shire's most desirable village locations, conveniently positioned for access to local amenities, highly regarded schooling and excellent transport links via the M90 to Perth, Edinburgh and beyond.





## LOCATION

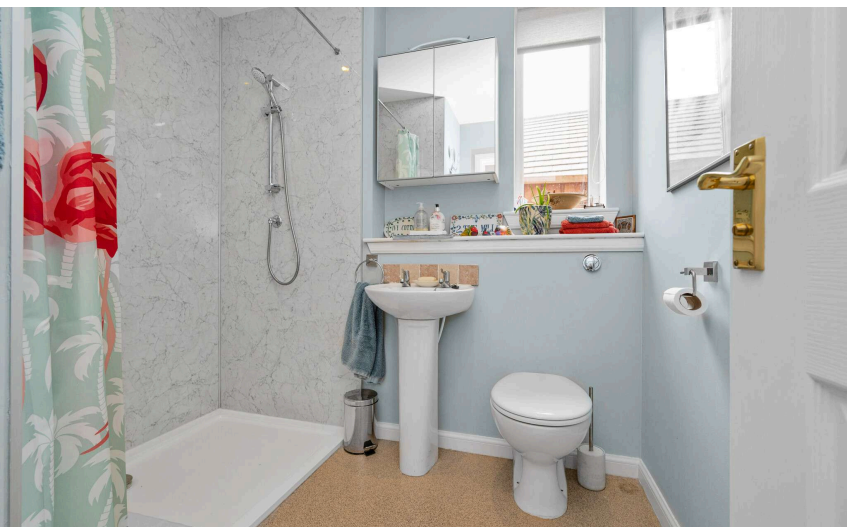
Milnathort is a charming Village offering a number of local shops, and a highly respected primary school and nursery. Milnathort enjoys a scenic setting close to Loch Leven, amid panoramic open countryside and the surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. The neighbouring town Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Nearby Kinross provides Secondary education within its Community Campus. The Community Campus also houses a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Glenalmond, Craigclowan and Strathallan are all within easy reach.

Kinross-shire is an area of natural beauty and offers a wide range of recreational and leisure pursuits including the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. The area is famous for its numerous Golf courses while other clubs include Tennis, Bowling, Curling, Cricket, Rugby, Cycling and Swimming to name but a few. Kinross-shire has recreational facilities available for all ages.









## Information

### VIEWINGS

All viewings are strictly by appointment by calling Morgans on 01577 863424.

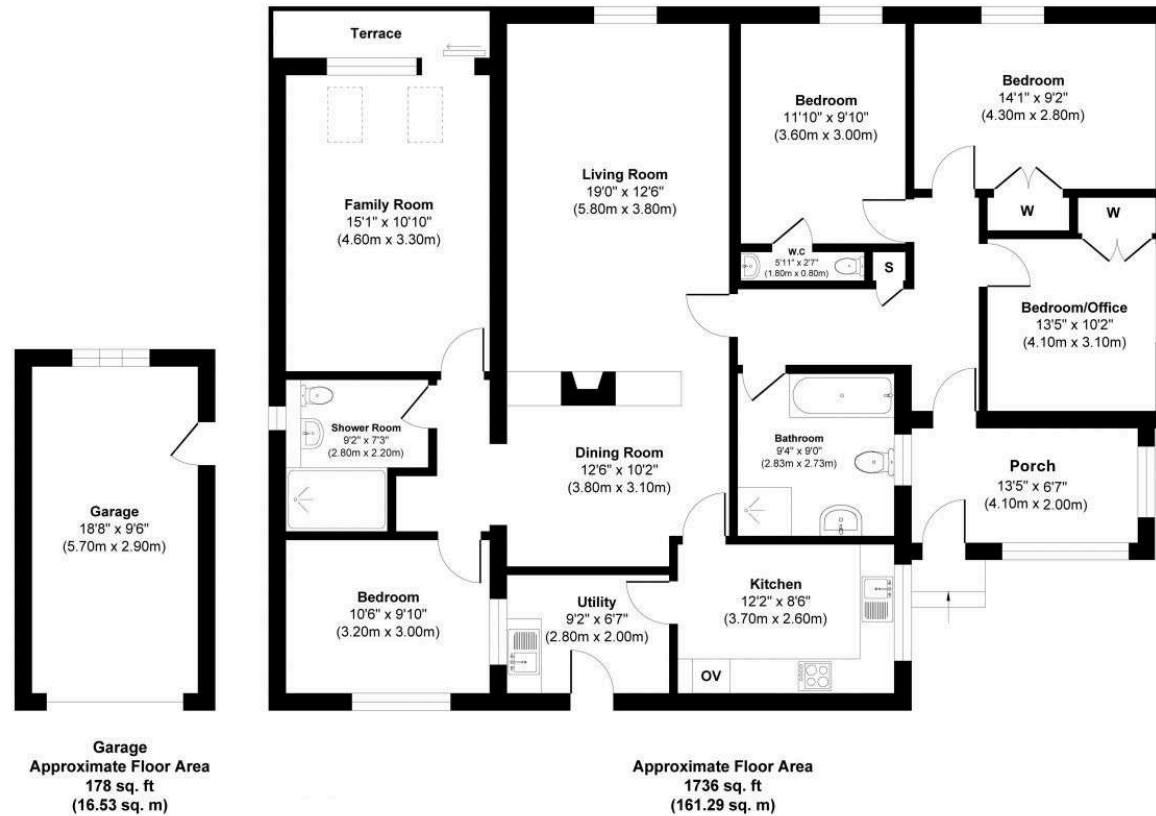
### EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

## Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.





**Approx. Gross Internal Floor Area 1914 sq. ft / 177.82 sq. m (Including Garage)**

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**SOLICITORS | PROPERTY**  
33 East Port, Dunfermline, Fife, KY12 7JE  
Tel: 01383 620222 Fax: 01383 621213  
[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



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