

Morgans PROPERTY

38 New Road, Milnathort, KY13 9XT

Offers Over £155,000

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End Terraced

2 Bedrooms

Village Location

On Street Parking

Accommodation over 3 Levels

Contemporary Styling

EPC Rating - D

Council Tax Band - A











# Welcome

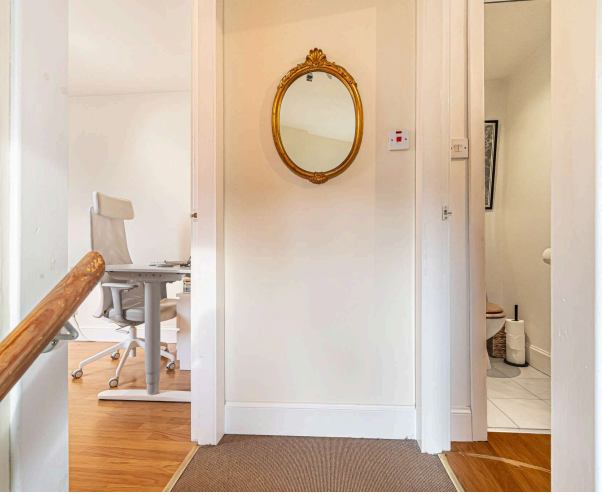
Situated in the heart of the sought-after village of Milnathort, 38 New Road is a truly unique end-terraced home offering deceptively spacious accommodation arranged over three levels. Combining character, practicality and contemporary styling, this distinctive property presents an excellent opportunity for first-time buyers, professionals, downsizers or those seeking a property with something a little different.

Extending to approximately 855 sqft (79.41 sqm), the accommodation has been thoughtfully designed to maximise both space and flexibility. Entering at ground floor level, a bright and generously proportioned living room provides a welcoming and comfortable living space, with the property's unique layout creating a real sense of separation between the living, entertaining and sleeping areas.

The lower ground floor is home to an impressive dining kitchen which forms the heart of the property. Featuring an excellent range of fitted units, generous worktop space and a central breakfast island, this stylish room offers the perfect setting for everyday living and entertaining. A contemporary shower room and useful storage cupboards are also located on this level.

The first floor comprises a spacious main bedroom benefitting from an en-suite shower room, and a second bedroom offerring flexibility as a guest bedroom, nursery, dressing room or home office.

Throughout the home, large windows allow for an abundance of natural light, enhancing the bright and welcoming atmosphere. The property's unusual split-level design provides a characterful alternative to a traditional terraced home whilst retaining a practical and highly functional layout.









## LOCATION

The picturesque village of Milnathort enjoys a delightful setting on the doorstep of Loch Leven, surrounded by rolling countryside and scenic hills. Offering the perfect blend of village charm and modern convenience, Milnathort boasts a selection of local shops, amenities, a highly regarded primary school and nursery, making it a popular choice for families and commuters alike. Excellent transport links are available via the nearby M90 motorway, providing straightforward access to Edinburgh, Perth, Dundee and beyond. The neighbouring town of Kinross also benefits from a popular Park & Ride service, while rail connections can be accessed from nearby stations including Dunfermline, Inverkeithing, Cowdenbeath and Perth.

While retaining its distinct village character, Milnathort enjoys immediate access to the extensive amenities available in nearby Kinross. Secondary education is provided at the highly regarded Kinross High School, located within the modern Kinross Community Campus, which also incorporates a public library, museum and a range of leisure facilities including a gymnasium, dance studio and indoor climbing wall. Additional sporting and recreational amenities can be found at the Loch Leven Leisure Centre, offering swimming, squash and fitness facilities. A number of Scotland's leading independent schools, including Dollar Academy, Strathallan School, Craigclowan School and Glenalmond College, are all within easy commuting distance.

Renowned for its natural beauty, Kinross-shire offers an exceptional range of outdoor and leisure pursuits. Residents can enjoy the popular Loch Leven Heritage Trail, explore the renowned RSPB Loch Leven Nature Reserve, or visit historic Loch Leven Castle, famous for its association with Mary, Queen of Scots. The area is particularly well known for its excellent golf courses and wide variety of sporting clubs and activities, including tennis, cycling, rugby, bowling, curling, cricket, running and water-based pursuits. With an abundance of recreational opportunities for all ages, Milnathort offers an outstanding lifestyle in one of Scotland's most attractive rural settings.







# Viewings & Extras

Viewings are strictly by appointment through Morgans.

All fitted floor coverings, light fittings and integrated appliances are 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.




**Basement**
**Approximate Floor Area**
**285 sq. ft**
**(26.47 sq. m)**

**Ground Floor**
**Approximate Floor Area**
**285 sq. ft**
**(26.47 sq. m)**

**First Floor**
**Approximate Floor Area**
**285 sq. ft**
**(26.47 sq. m)**

**Approx. Gross Internal Floor Area 855 sq. ft / 79.41 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement.A party must rely opon its own inspection(s). Created by 9AM Media


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