



112, South Street, Milnathort, KY13 9XB.

A character 2 bedroom upper flat with attractive level gardens. Offers over £110,000.





Particulars of Sale

112, South Street, Milnathort, Kinross, KY13 9XB.

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

A charming 2 bedroom upper floor flat with open views and low maintenance level gardens.

Offers over £110,000.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along the A922 to Milnathort. Enter the village on South Street and 112 is set on the left hand side. Access is via the twin entrance doors and then up the stairs and Flat 112 is on the right hand side.

SITUATION

Milnathort is a popular village setting within easy access of Kinross. It has amenities within immediate walking distance including local shops, Post Office, Pharmacy, cafes, pub, hotel with bar and restaurant facilities, specialist shops, 9 hole golf course and parks.

Kinross is nearby and offers supermarkets, shops for everyday requirements, café, 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, golf courses and recreational amenities.

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



DESCRIPTION

A character upper floor flat with a floor area of 505 square feet (47.0 sq m). The property is ideal for all ages.

The design includes a shared outer hall, a reception hall, a lounge with a dormer window, a fitted kitchen with integrated appliances, 2 bedrooms and a bathroom with an above bath shower. The specification includes a gas central heating system (combi boiler replaced 7 years ago) and double glazing. The whole building was re-roofed 4 years ago.

Outside the property has a level enclosed L shaped gardens. They are landscaped with slabs and gravel for low maintenance. There are attractive sitting out areas and both garden sheds will be included in the sale.

Viewing is strongly recommended to appreciate the pleasing design and the full extent of the accommodation on offer.



GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

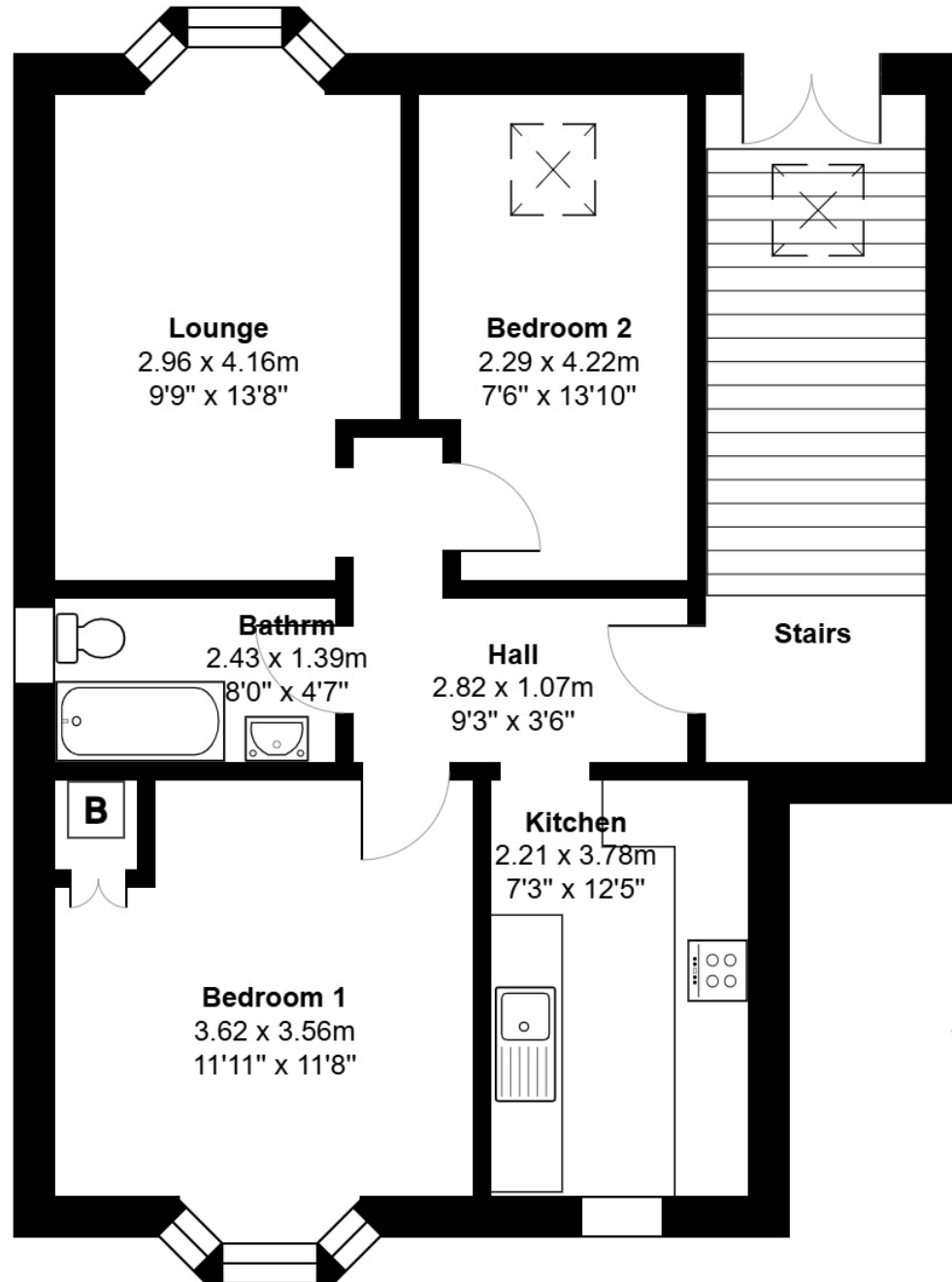
SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band A.

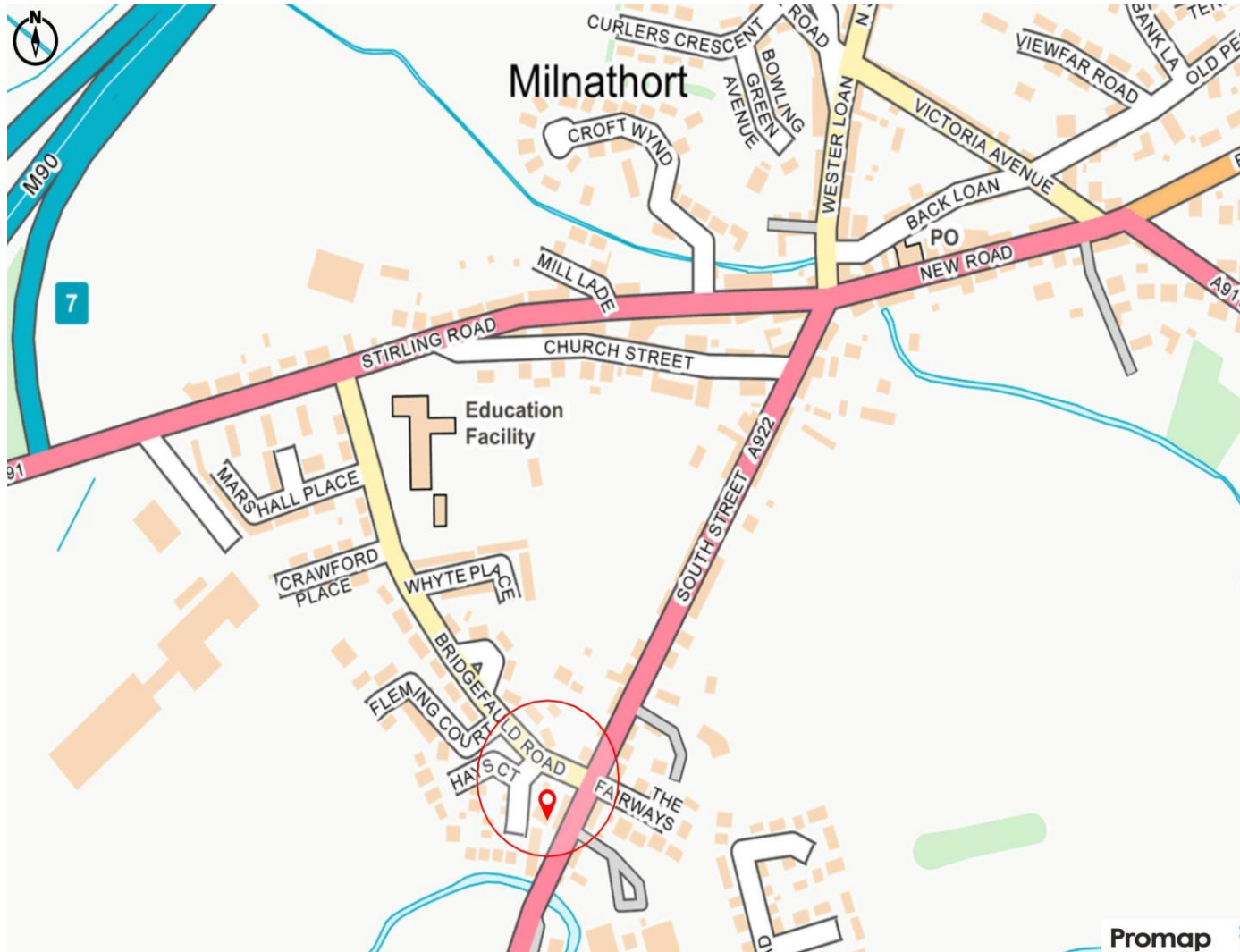
ENERGY RATING The property is rated as C (70).

Particulars prepared March 2026.





112, South Street,
Milnathort,
KY13 9XB.
(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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