



Morgans

PROPERTY

12 Mains Of Mawcarse, , Kinross, KY13 9SF

Offer Over £450,000





Beautifully presented four-bedroom family home



Large enclosed garden with detached outbuilding



Sought-after location, with open countryside views



EPC Rating - C



Stunning dining kitchen with central island and wood burner



Spacious living room and separate sunroom with countryside views



4 bedrooms, one ensuite



Council Tax Band - G



Welcome

Situated within the picturesque area of Mawcarse, near Milnathort, this beautifully presented four-bedroom family home enjoys a peaceful semi-rural setting with stunning open countryside views to the rear. Offering generous accommodation over two levels, the property combines modern family living with an enviable village location.

The accommodation is entered via a welcoming reception hall which leads to a spacious living room, providing a comfortable setting for both everyday living and entertaining. The heart of the home is the impressive dining kitchen, thoughtfully designed with contemporary units, quality worktops and a central island, creating the perfect space for family life and entertaining. The room extends into a superb open-plan sitting area, complete with a cosy wood-burning stove, providing a wonderful space to relax while remaining connected to the kitchen. Positioned directly off this area, the bright and airy sunroom enjoys delightful views over the garden and surrounding countryside, offering an additional reception space that can be enjoyed throughout the year. A useful utility room and ground floor cloakroom complete the accommodation on this level.

On the first floor, there are four well-proportioned bedrooms, including a generous principal bedroom benefiting from its own ensuite shower room. The remaining bedrooms are served by a modern family bathroom, making the layout ideally suited to growing families and those seeking flexible living space.

Externally, the property benefits from attractive garden grounds and a substantial monoblock driveway providing ample off-street parking for multiple vehicles to the front. The enclosed rear garden is a true highlight of the property, offering a substantial expanse of level lawn bordered by mature planting and colourful flowerbeds. Perfectly positioned to take advantage of the stunning open countryside views, the garden provides a peaceful retreat for both adults and children alike. A greenhouse, raised planting beds and a large timber garden store/workshop enhance the outdoor space,

Mawcarse is a highly desirable hamlet offering a peaceful rural lifestyle while remaining within easy reach of Milnathort, Kinross and the M90 motorway network, making it an excellent choice for commuters.





LOCATION

Mawcarse, Milnathort, Kinross and the surrounding rural countryside have earned a popular reputation, in part for their well-regarded school catchment and also their proximity to the M90. Milnathort is a charming Village situated just off the M90 motorway and offers 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 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.

Kinross provides Secondary education within its Community Campus. The Community Campus also houses Kinross Library, Kinross 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, Kilgraston, Glenalmond, Craigclowan and Strathallan are all within easy reach.







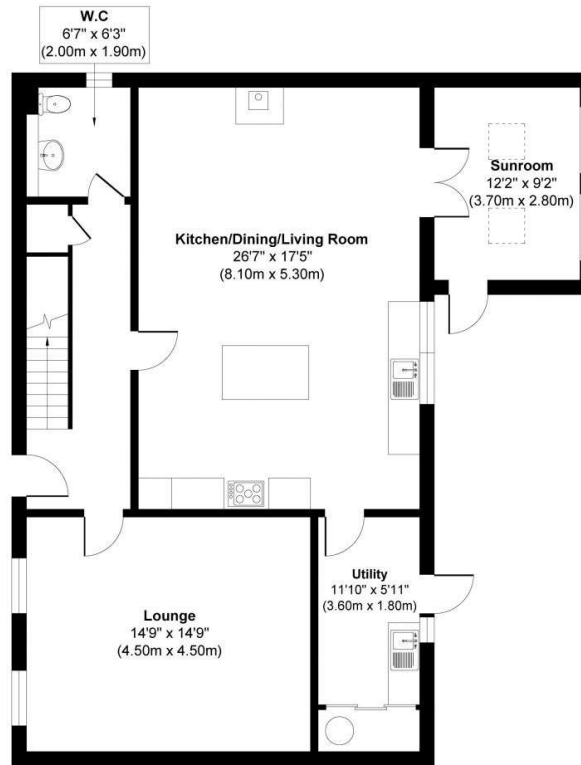
Viewings & Extras

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

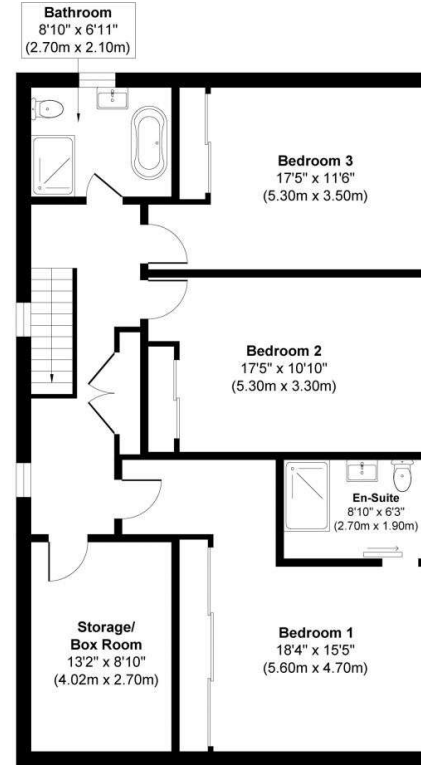
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

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.



Ground Floor
Approximate Floor Area
1159 sq. ft
(107.66 sq. m)



First Floor
Approximate Floor Area
1036 sq. ft
(96.26 sq. m)



Approx. Gross Internal Floor Area 2195 sq. ft / 203.92 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed 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 upon its own inspection(s). Created by 9AM Media



SOLICITORS | PROPERTY
62 High Street, Kinross, KY13 8AN
Tel: 01577 863424
www.morganlaw.co.uk



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