



Morgans

PROPERTY

14 North Street, Milnathort, KY13 9YF

Offers Over £215,000



2



1



2



D



Traditional Terraced Cottage



2 Bedrooms



Village Location



On Street Parking



2 Reception Rooms



Split Level Private Garden



EPC Rating - D



Council Tax Band - B



Welcome

Situated in the heart of the picturesque village of Milnathort, this charming mid-terraced traditional cottage offers deceptively spacious accommodation extending over three levels. Combining character, flexibility and practicality, the property enjoys a private rear garden, generous room proportions and a wealth of traditional features throughout.

The welcoming lounge is a particularly attractive feature of the home, benefitting from exposed ceiling beams and a fireplace that together create a warm and inviting living space. A door from the lounge provides direct access to the private rear garden, seamlessly connecting indoor and outdoor living. The dining kitchen offers excellent storage and workspace and also enjoys direct access to the garden, making it ideal for everyday family life and entertaining. Positioned to the rear, the bright and versatile family/dining room again overlooks the garden and provides a third point of access to the outdoor space, creating a wonderfully connected ground floor layout. The accommodation is thoughtfully arranged over three floors. On the first floor, the principal bedroom benefits from extensive fitted wardrobes, while a contemporary shower room completes the level. The second floor hosts a generous second double bedroom with fitted storage and useful eaves storage.

Externally, the property enjoys a private enclosed rear garden designed for ease of maintenance, featuring an attractive split-level patio area that provides the perfect setting for outdoor dining, entertaining and relaxing. On-street parking is available directly to the front of the property.

Offering character, flexible living space and a convenient village location, this delightful cottage is sure to appeal to a wide range of purchasers including first-time buyers, downsizers and those seeking a charming home within easy reach of local amenities and transport links.





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.





Viewings & Extras

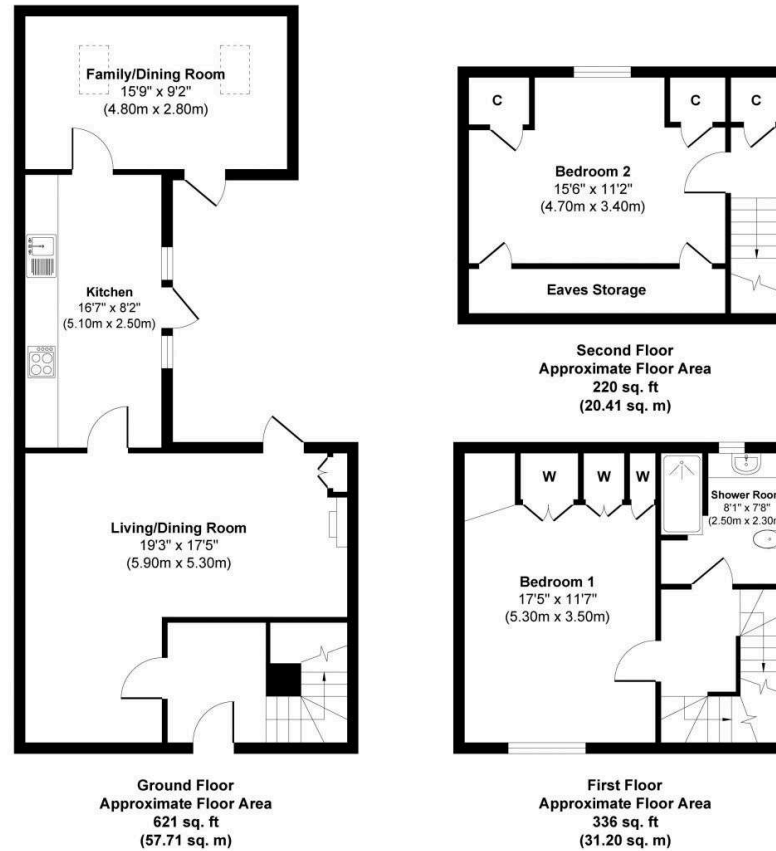
All viewings are strictly by appointment through Morgans.

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 1177 sq. ft / 109.32 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



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