



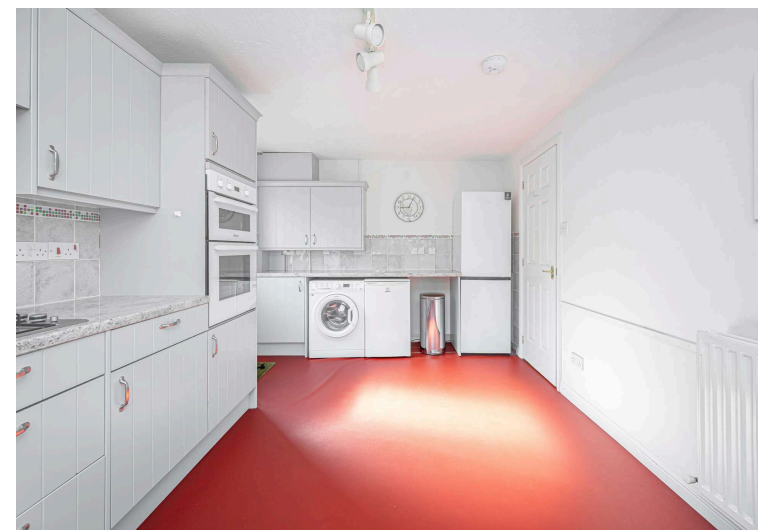
Morgans

PROPERTY

8 Mayfield Gardens, Milnathort, KY13 9GD

Offers Over £295,000





Detached bungalow



2 Bedrooms



Beautifully maintained gardens



Driveway leading to single garage



Sought after location



Flexible accommodation



EPC Rating - C



Council Tax Band - E



## Welcome

Set within one of Milnathort's most desirable residential pockets, this immaculately presented two-bedroom detached bungalow offers flexible accommodation, beautifully maintained gardens, and a layout perfectly suited to modern living.

The welcoming entrance hallway provides access to all rooms, creating an easy and flowing layout. The lounge is an impressive space, enhanced by a feature fireplace and dual-aspect windows that flood the room with natural light throughout the day.

The well-appointed kitchen boasts an abundance of storage, ample worktop space, and plenty of room for a dining table and chairs. A rear door leads directly outside, ideal for everyday convenience.

A superb dining room /3rd bedroom offers excellent versatility and flows seamlessly into the bright conservatory, which in turn opens onto the rear garden, perfect for relaxing or entertaining.

There are two generous double bedrooms with storage, one of which benefits from its own en-suite wet room. A well-proportioned family bathroom completes the internal accommodation.

The gardens surrounding the property are beautifully maintained and offer a wonderful variety of outdoor spaces. To the front, a neatly kept lawn sits alongside a large driveway that leads to the single garage. A substantial and private side garden provides an ideal relaxation area, complete with a patio and a useful garden shed. To the rear, the fully enclosed garden features a further patio area, a well-tended lawn, and an abundance of mature shrubs and plants, creating a peaceful and colourful retreat.

This is a rare opportunity to secure a beautifully maintained bungalow in a prime Milnathort location. With spacious rooms, excellent natural light, and stunning gardens, it offers an exceptional lifestyle for downsizers, couples, or anyone seeking single-level living in a quiet yet convenient setting.





## LOCATION

The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. 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 has highly rated Primary and Secondary education along with a number of Nurseries and Childminders readily available. The Community Campus which houses the Secondary School also incorporates 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 Running, Tennis, Bowling, Curling, Cricket, Rugby, Cycling and Swimming to name but a few. Kinross-shire has recreational facilities available for all ages.





## Viewings & Extras

### VIEWINGS

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

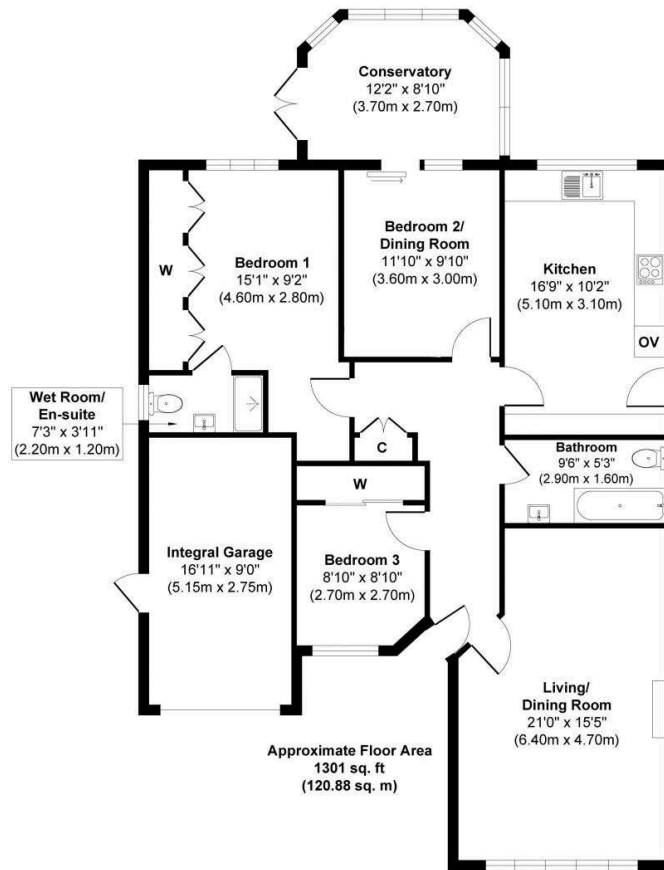
### EXTRAS INCLUDED IN THE SALE

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.



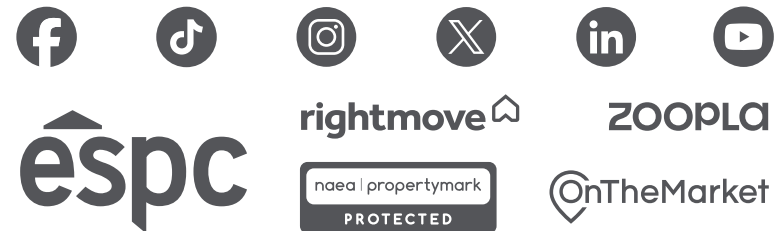


**Approx. Gross Internal Floor Area 1301 sq. ft / 120.88 sq. m (Including Garage)**

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](http://www.morganlaw.co.uk)



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.