



Morgans

PROPERTY

84 Stirling Road, Kinross, Milnathort, KY13 9XR

Offers Over £160,000





Semi-detached bungalow in the heart of Milnathort



Spacious lounge with picture window and town views



Good-sized kitchen overlooking the garden and countryside



EPC Rating - E



Two well-proportioned bedrooms



Driveway



Large enclosed rear garden with greenhouse



Council Tax Band - C



Welcome

Nestled within the charming village of Milnathort, this two-bedroom semi-detached bungalow offers an exciting opportunity for buyers seeking a home with potential in a peaceful, well-connected location. With generous living spaces, a large enclosed rear garden with countryside views, this property combines village living with the tranquillity of a rural backdrop.

While the bungalow would benefit from upgrading, it provides a solid foundation for those looking to modernise and create a home tailored to their own style in a sought after location. Its layout, natural light, and outdoor space make it an appealing prospect for first-time buyers, downsizers, or anyone seeking a project in a desirable setting.

Entry is via a welcoming entrance hallway that leads to all accommodation, providing a practical and well-connected layout throughout. The bungalow features a bright and generously sized lounge, enhanced by a large picture window that fills the space with natural light and frames attractive views over the town. This room leads through to the dining room providing ample space for dining table and chairs with storage. To the rear, the good-sized kitchen enjoys a quiet outlook across the garden and towards open fields, offering plenty of scope for modernisation and redesign to suit contemporary living.

Both bedrooms are well proportioned, offering flexibility for use as sleeping accommodation, a home office, or hobby space. The family shower room completes the accommodation.

One of the standout features is the large enclosed rear garden, which offers exceptional privacy and countryside views. With ample lawn space, planting areas, and a greenhouse, it is ideal for gardening enthusiasts or anyone who enjoys outdoor living. The size of the garden also opens up exciting possibilities for landscaping or future extensions, subject to the necessary permissions. The front garden has mature shrubs and a driveway.

Located in the heart of Milnathort, the bungalow benefits from easy access to local amenities, schools, cafés, and scenic walking routes. The village's welcoming community and rural charm make it a highly desirable place to call home.





LOCATION

Milnathort is a charming Village offering a number of local shops, and a highly respected primary school and nursery with secondary schooling available in the nearby Kinross. 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.

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.



Information

VIEWINGS

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

EXTRAS INCLUDED IN THE SALE

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

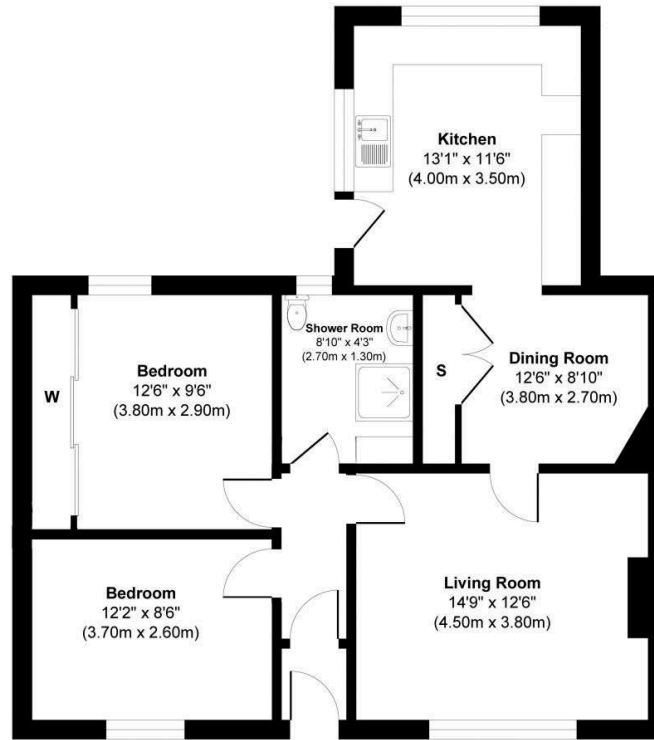
NOTES

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchaser will require to accept the position as it exists.

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.





Approximate Floor Area
 826 sq. ft
 (76.75 sq. m)



Approx. Gross Internal Floor Area 826 sq. ft / 76.75 sq. m

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