



Morgans

PROPERTY

15 Reid Crescent, Milnathort, KY13 9TB

Offers Over £475,000



C



Detached Bungalow



4 Bedrooms



Generous Plot with Mature Gardens



2 En-suites & Bathroom



Village Location



Summerhouse/Office & Garage



EPC Rating - C



Council Tax Band - G



Welcome

Occupying a prime position within a highly sought-after residential area on the edge of Milnathort, this impressive detached bungalow enjoys a generous plot with beautifully maintained gardens, a detached garage and a versatile summerhouse/ office. Extended over the years to create a flexible and adaptable layout, the property offers spacious accommodation ideally suited to families, those seeking single-level living, or multi-generational households.

Extending to approximately 1,935 sq ft of internal living space, the bungalow is centred around a welcoming reception hall which gives access to a selection of well-proportioned public rooms. The spacious living room provides an ideal setting for both everyday living and entertaining, while the separate dining room offers an excellent space for family meals and formal occasions. A bright family room overlooking the gardens creates a further versatile reception area. The kitchen is well positioned adjacent to the dining room and is complemented by a practical utility room with external access.

The flexible bedroom accommodation comprises four bedrooms, including a generous principal bedroom with en-suite shower room, dressing room and lounge area with french doors leading to the rear garden. Bedroom two also benefits from its own en-suite facilities, while a modern family bathroom serves the remaining accommodation. The fourth bedroom could equally be utilised as a home office, hobby room or additional sitting room depending on individual requirements.





OUTSIDE SPACE

Externally, the property enjoys substantial, mature grounds with areas of lawn, colourful planting and established trees creating an attractive and private setting. The enclosed rear garden provides an ideal environment for families and outdoor entertaining, with ample space for gardening enthusiasts.

A particular feature of the property is the detached outbuilding/summer house, providing excellent flexibility for those working remotely or seeking additional recreational space. A detached garage and private driveway offer ample off-street parking.

LOCATION

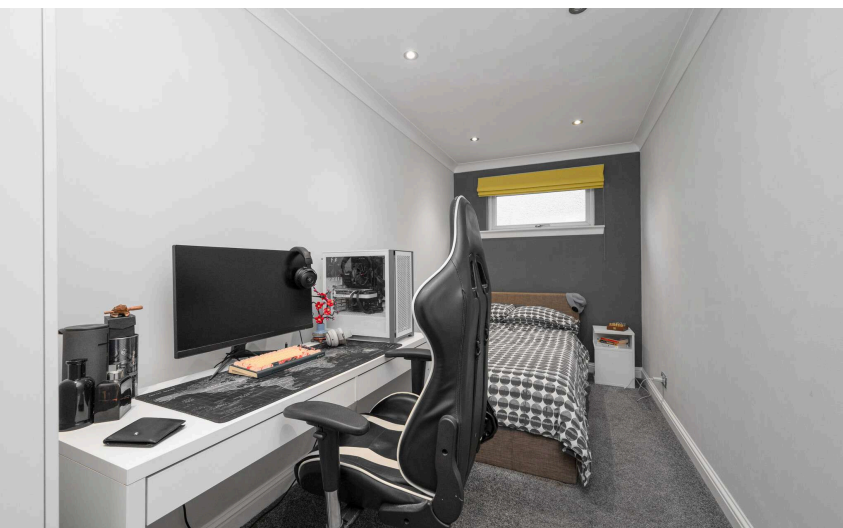
Milnathort is a charming Village offering a number of local shops, and a highly respected primary school and nursery. Milnathort enjoys a scenic setting close to Loch Leven, amid panoramic open countryside and the surrounding hills. The location offers excellent access to many of Scotland's major cities 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

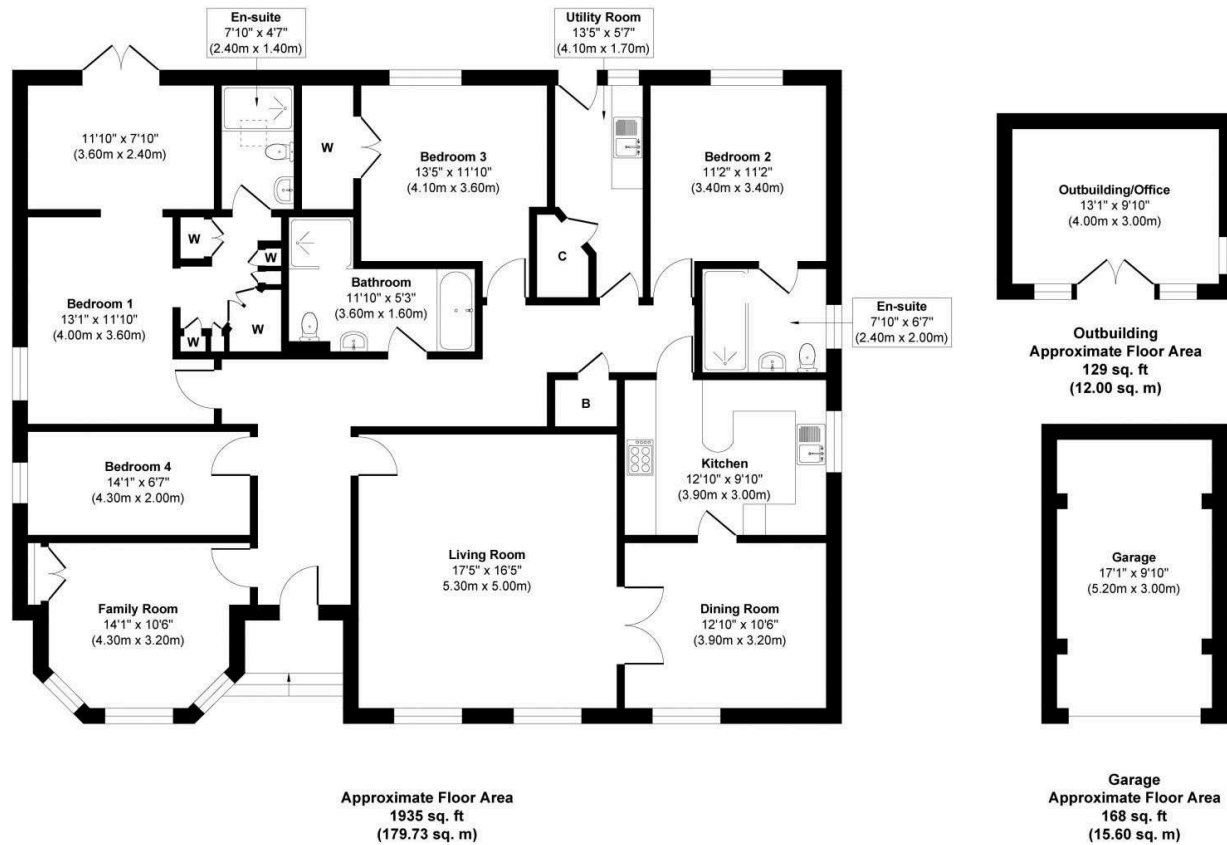
All viewings are strictly by appointment through Morgans.

All fitted floor coverings, light fittings and integrated appliances are 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.





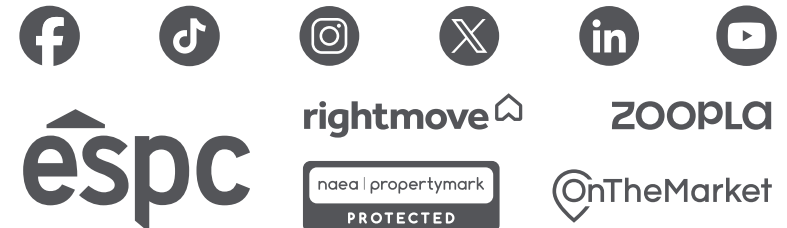
9AM MEDIA

Approx. Gross Internal Floor Area 2232 sq. ft / 207.33 sq. m (Including Outbuilding&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



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