

Silverwood, Milnathort



Law Location Life

Silverwood | Milnathort

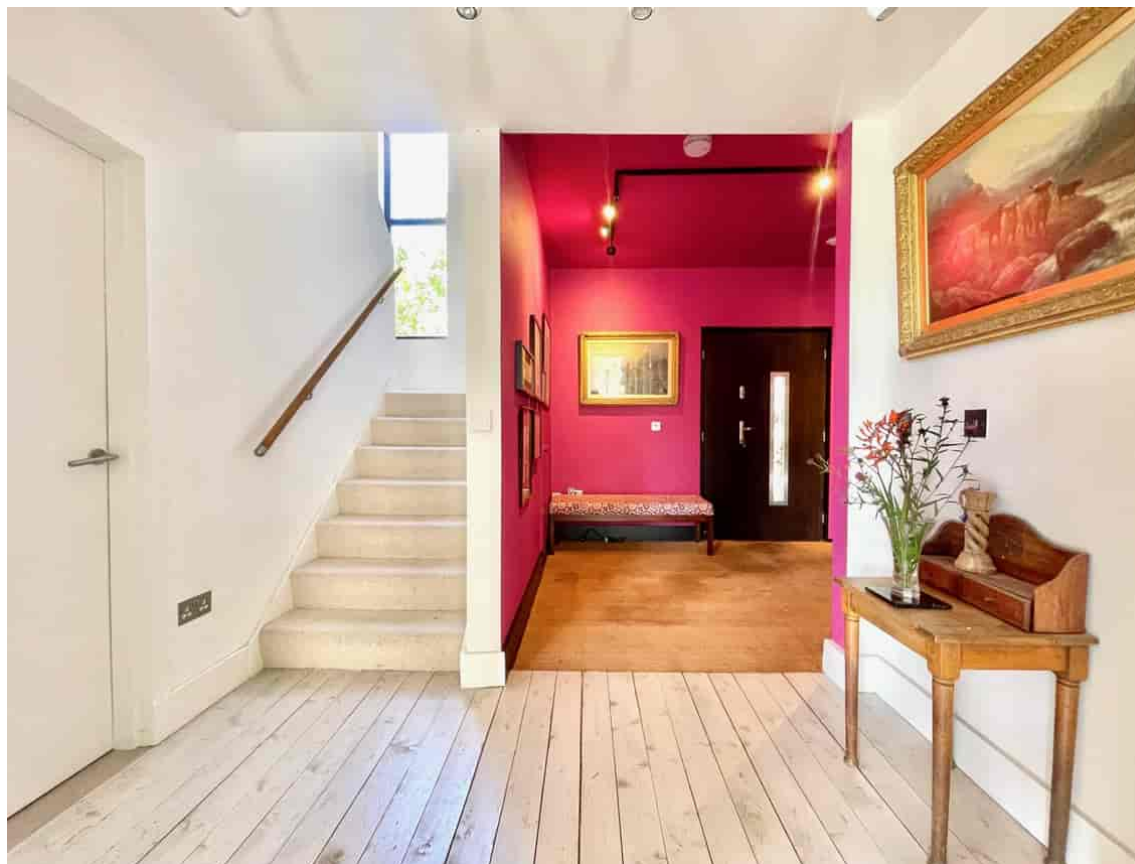
A Unique Contemporary Designed Detached House, situated on a large plot with stunning countryside views towards the Lomond Hills & Loch Leven.

This bespoke property boasts spacious and flexible family accommodation and comprises;

Entrance Hallway, Hallway, WC/Cloakroom, Large Sitting Room, Dining Room, Open Plan Breakfasting Kitchen/Family Room, 2 Offices, Downstairs Guest Bedroom & En Suite Shower Room, Larder/Utility Room, Open Plan Landing/Sitting Room, Master Bedroom with Dressing Room, En Suite Shower Room and Balcony, Bedroom 3 (En Suite Shower Room & Balcony), a fourth Double Bedroom with Balcony, Family Bathroom & Laundry Room.

Externally the property is set in beautiful mature South facing gardens, with wrap around decking, timber shed/workshop, tree house and large driveway.

Viewing is highly recommended to fully appreciate what the property has to offer and is strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into a large entrance hallway with coir matting. There are fitted storage cupboards, door to under stair storage and open access into the hallway.

Hallway

The hallway has wood flooring, a door to the wc room, concertina doors providing access into the sitting room and access to the staircase to the upper level.

WC Room

The wc room has attractive tiling to the walls and floor, fitted wash hand basin with storage, wall hung wc and towel radiator.

Sitting Room

An exceptional reception room with wood flooring, multi fuel stove, French door to the rear onto the wrap around decking and large window panels to the rear, further window to the side and doors providing access to the guest bedroom, office/study, larger/utility room and dining room.

Guest Bedroom

A double bedroom with window to the front, wood flooring and door to the en suite shower room.

En Suite Shower Room

The en suite shower room comprises of; tiled flooring and to half wall level, wall hung wc, fitted wash hand basin with storage and walk in shower with 'Triton' electric shower. There is a window to the front.

Office/Study

With sliding door, this room is currently utilised as an office space, with wood flooring and window to the front.

Larder/Utility Room

The larder/utility room has wood flooring, shelved storage, stainless steel sink and space for appliances. There is a door to the side into the garden.

Dining Room

The dining room is accessed via sliding door and has wood flooring, large window with views towards the Lomond Hills to the rear, window to side, open access into the breakfasting kitchen/family room and sliding door into the second study/office.

Study/Office

Currently used as a second study/office, this room has wood flooring and window to the side with views towards the Lomond Hills.

Open Plan Breakfasting Kitchen/Family Room

A fantastic room with wood flooring throughout, storage units at base and wall levels, pan drawers, feature kitchen island with further storage, seating for 4, induction hob and space for a fridge, worktops and 1 1/2 bowl sink and drainer. Fitted appliances include a dishwasher, double oven and full size fridge. There are windows to the sides and rear, with sliding doors providing access onto the wrap round decking to the side and rear. The family area has ample space for furniture and a wood burning stove.

Upper Level Open Plan Sitting Room

The landing has an open plan sitting room, with windows to the front, carpeted flooring and doors providing access to the master bedroom, 2 further bedrooms, family bathroom and laundry room.

Master Bedroom

The large master bedroom is carpeted and has a large window to the side, with mesmerising views towards the Lomond Hills and Loch Leven. There are further windows to the rear, with French doors providing access onto the wrap around timber balcony and living roof garden. There is a fitted wardrobe and open access into the dressing room.

Dressing Room

The carpeted dressing room has fitted wardrobes to both sides, window to the front and door into the en suite shower room.

En Suite Shower Room

The contemporary en suite shower room comprises; attractive tiling, wall hung wash hand basin with storage, wall hung wc and walk in shower.

Bedroom 3

A double bedroom with carpeted flooring, French doors to the rear onto the wrap around timber balcony, fitted wardrobe and door to the en suite shower room.

En Suite Shower Room

The en suite shower room has attractive tiling, wall hung wc, fitted wash hand basin with storage and walk in shower. There is a window to the side.

Bedroom 4

A secret bedroom, accessed via a sliding bookcase from the open plan landing/sitting room. This double bedroom has fitted wardrobe, carpeted flooring and French doors to the rear onto the wrap around balcony.

Family Bathroom

A contemporary family bathroom with fitted cupboard, attractive tiling, large wall to wall mirror, freestanding oval bath, freestanding vanity sink with storage and wall hung wc. There is a window to the rear.

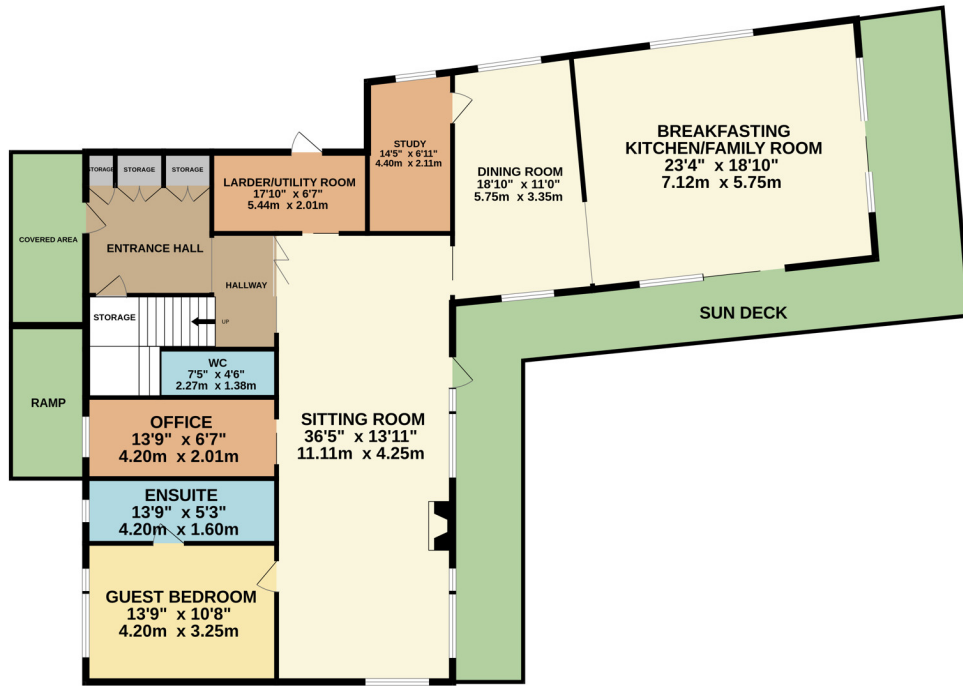
Laundry Room

The laundry room has tiled flooring, storage shelving, worktops, sink and space for a washing machine and tumble dryer. There is a window to the front.

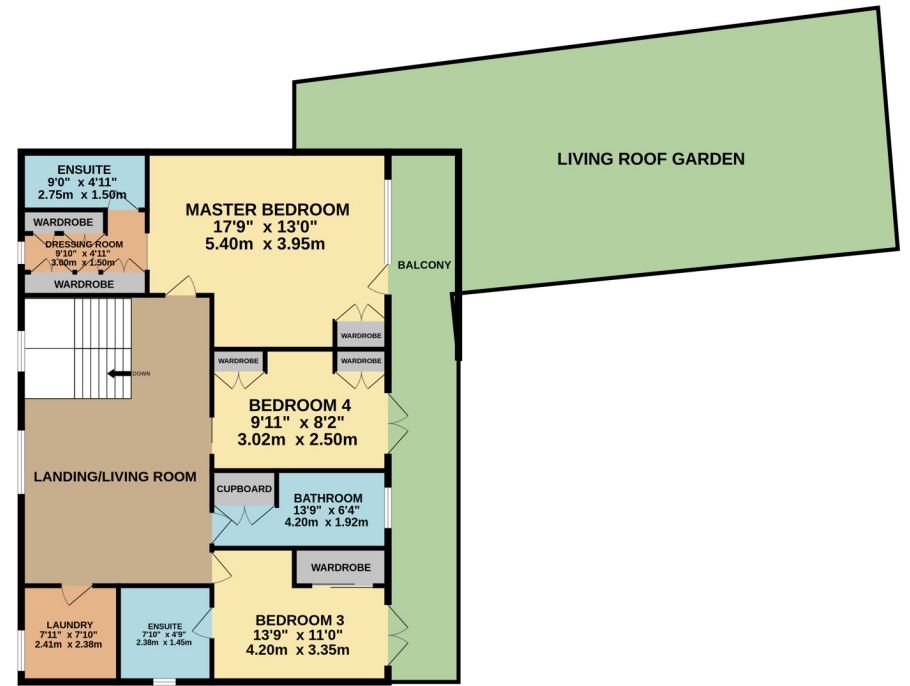
Gardens

Set in large beautifully kept South facing cottage style gardens, there are an array of mature trees, with timber treehouse, wild flowers, pond with small timber deck, lawn areas, vegetable patches and pergolas. There are spectacular views across the countryside towards the Lomond Hills and Loch Leven. Additionally there is a large timber workshop with access from the front and rear, large driveway to the front with a further lawn area, raised timber flower beds, covered entrance, ramp for disabled access and two additional storage sheds. The property has wrap around decking to the ground level, with a wrap around timber balcony on the upper level with access to the living roof garden.

GROUND FLOOR
1966 sq.ft. (182.6 sq.m.) approx.



1ST FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



TOTAL FLOOR AREA : 3248 sq.ft. (301.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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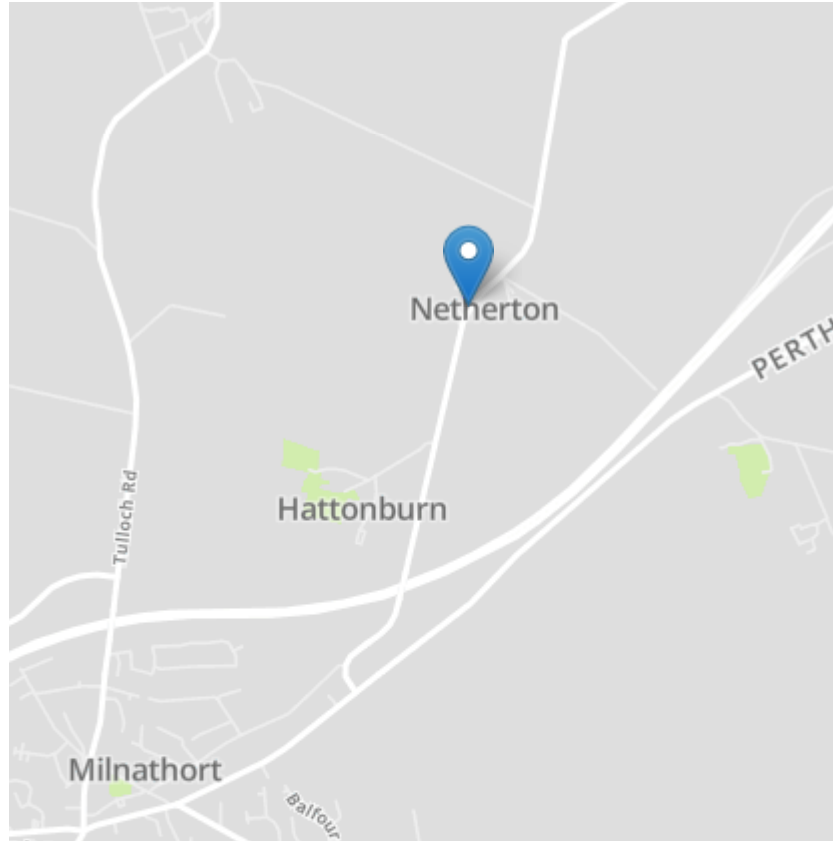






SILVERWOOD, MILNATHORT - A BETTER PLACE TO LIVE

Milnathort is a convenient country village becoming increasingly attractive to commuters as it is close to the major centres yet lies in a pleasant rural environment. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools, including Dollar Academy, are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports. Add to the mix a wide range of clubs and organisations and it quickly becomes clear why Kinross-Shire is a popular location for the young and not so young alike.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	87
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	

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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

