

# Fourways

## Manse Road, Milnathort,



Law Location Life

# Fourways | Manse Road | Milnathort |

An outstanding Detached Bungalow, situated on a large plot in Milnathort, within walking distance of all local amenities.

This exceptionally spacious property offers fantastic family sized accommodation and comprises;

Reception Hallway, Large Open Plan Sitting/Dining Room, Garden Room, Large Open Plan Kitchen/Dining/Family Room, Utility Room & Hall, WC Room, Inner Hallway, Master Bedroom (En Suite Wet Room), 2 further Double Bedrooms & Family Bathroom.

The property further benefits from a double integral garage, mature gardens to the front, side and rear and large driveway.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Reception Hallway

Entry is from the front into a bright and spacious reception hallway, there are doors providing access to the open plan sitting/dining room, inner hallway, open plan kitchen/dining/family room and family bathroom. A storage cupboard provides access to the extensive attic space, with fixed timber ladder.

### Open Plan Sitting/Dining Room

A superb split level reception room, with a dining section to the top, with windows to the front, sectioned beautifully from the large sitting room by a wrought iron railing. The sitting room has patio doors to the side into the garden and French doors through to the garden room.

### Garden Room

The garden room has stunning views over the front and side gardens, with French doors to the front.

### Open Plan Kitchen/Dining/Family Room

The large open plan kitchen/dining/family room has storage units at base and wall levels, pan drawers, larder units, worktops, splash back tiling and 2 1/2 bowl stainless steel sink. Fitted appliances included double oven, induction hob, extractor fan and fridge/freezer. There is space and plumbing for a dishwasher. Two windows overlook each sides of the property, with further windows to the front. The dining/family room area can accommodate ample dining furniture and is flexible in it's use. A door provides access into the utility room.

### Utility Room

The utility room has further storage units at base and wall levels, worktops and space for a washing machine. Doors provide access into the utility porch and wc room.

### WC Room

The wc room comprises; pedestal wash hand basin and wc. There is a window to the rear.

### Utility Hall

The utility hall has a door to the side into the rear garden, a window to the rear and door providing access into the double integral garage.

### Family Bathroom

The family bathroom comprises; wc, pedestal wash hand basin, bath, shower cubicle and chrome towel radiator. There is a window to the rear.

### Inner Hallway

The inner hallway is accessed via the reception hallway and provides access to the bedrooms.

### Master Bedroom

The master bedroom has fitted wardrobe with mirrored doors, window to the rear and door into the en suite wet room.

### En Suite Wet Room

The en suite wet room comprises; wall hung wash hand basin, walk in shower, wc and towel radiator. There is a window to the side.

### Bedroom 2

A double bedroom with window to the rear.

### Bedroom 3

A third double bedroom with window to the rear.

### Gardens

The property is set within delightful, mature gardens, with a huge array of trees, plants and flowers. To the front is a large lawned area, with a further raised lawn to the rear, with decking. Additionally, there is a greenhouse, timber shed and various patio areas.

### Double Garage

The property benefits from a large integral double garage. There are storage cupboards, power, light, two garage doors to the front and door and window to the rear.

### Driveway

The property has a large mono block driveway to the front.

### Alarm

The property has a security alarm fitted.

### Heating

Gas Central Heating.

# GROUND FLOOR

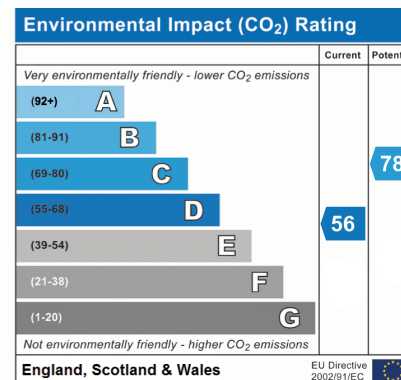
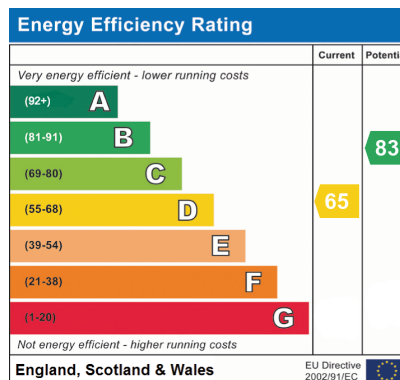
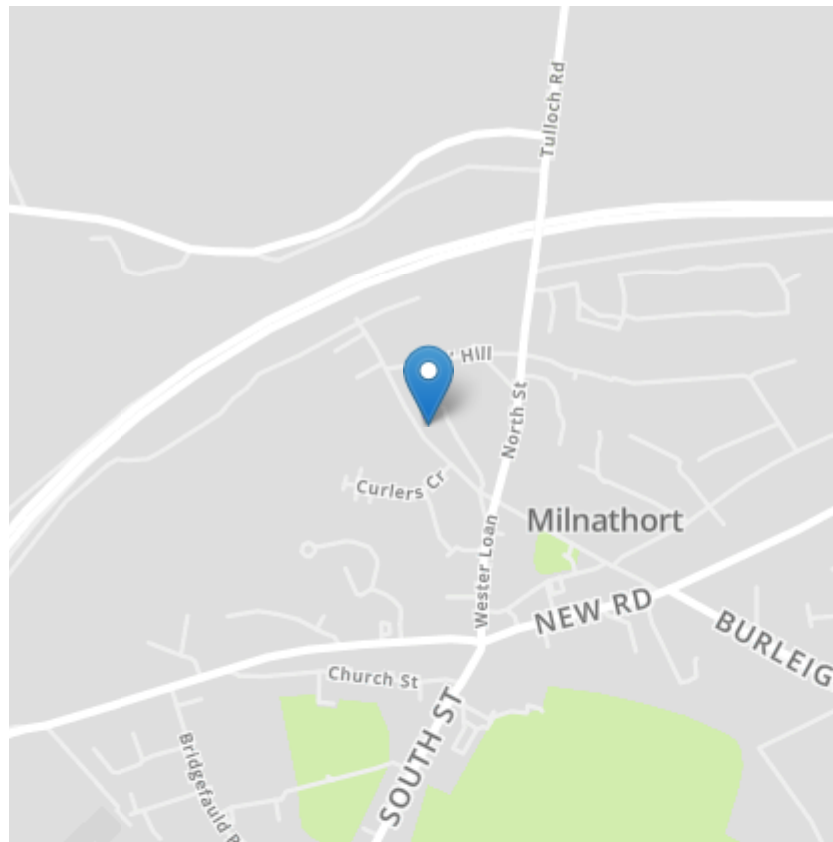






# MANSE ROAD, - A BETTER PLACE TO LIVE

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.



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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

