

# 9 Marshall Place, Milnathort



Law Location Life

## 9 | Marshall Place | Milnathort

Situated within the popular village of Milnathort, this Mid-Terraced Bungalow offers an exciting opportunity for buyers seeking a property with scope to modernise and add value. Requiring cosmetic upgrading throughout, the home presents huge potential to create a comfortable and stylish residence tailored to individual taste.

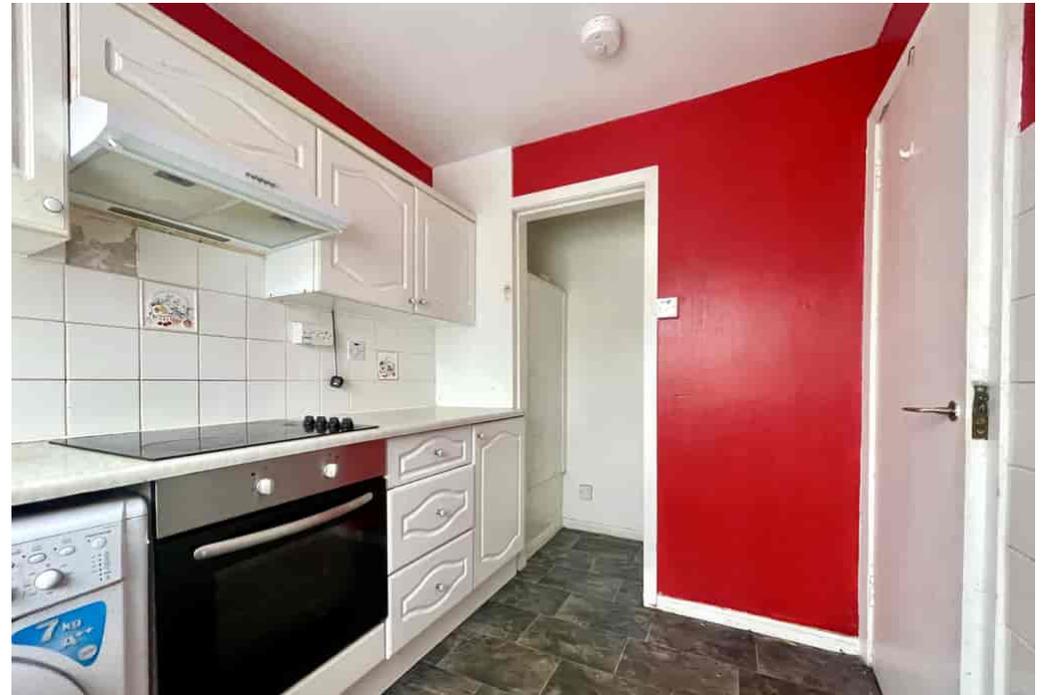
The accommodation comprises a welcoming entrance hallway leading to a generously proportioned sitting/dining room, providing an excellent space for both everyday living and entertaining. The kitchen is positioned to the rear of the property and offers direct access to the enclosed rear garden, enhancing the indoor-outdoor flow. There is a spacious double bedroom complete with fitted double wardrobes, and the layout is well suited to a range of purchasers including downsizers, first-time buyers, or investors.

Externally, the property benefits from an enclosed rear garden offering privacy and outdoor space to enjoy. Off-street parking is located adjacent to the property, and access is available from both the front and rear for added convenience.

With its desirable village setting, practical layout, and superb potential for improvement, this bungalow represents a fantastic opportunity to secure a home in a sought-after location.

Early viewing is highly recommended to appreciate the possibilities on offer.





## Accommodation

### Entrance Hallway

Entry is from the rear via a covered entrance with outside storage cupboard, into the hallway. The hallway provides access to the kitchen, sitting/dining room, bathroom, storage cupboard and hatch to the attic space.

### Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling and stainless steel sink and drainer. Fitted appliances include an electric hob, oven and extractor fan with space for other appliances. There is a window to the rear.

### Sitting/Dining Room

A large reception room with large window to the front, door to the side providing a second access to outside and further doors to a storage cupboard and bedroom.

### Bedroom

A double bedroom with window to the front and double fitted wardrobes.

### Bathroom

The tiled bathroom comprises; wc, pedestal wash hand basin, bath with 'Triton' shower over and window to the rear.

### Garden

There is an enclosed paved garden with timber shed to the rear.

### Heating

Electric heating.

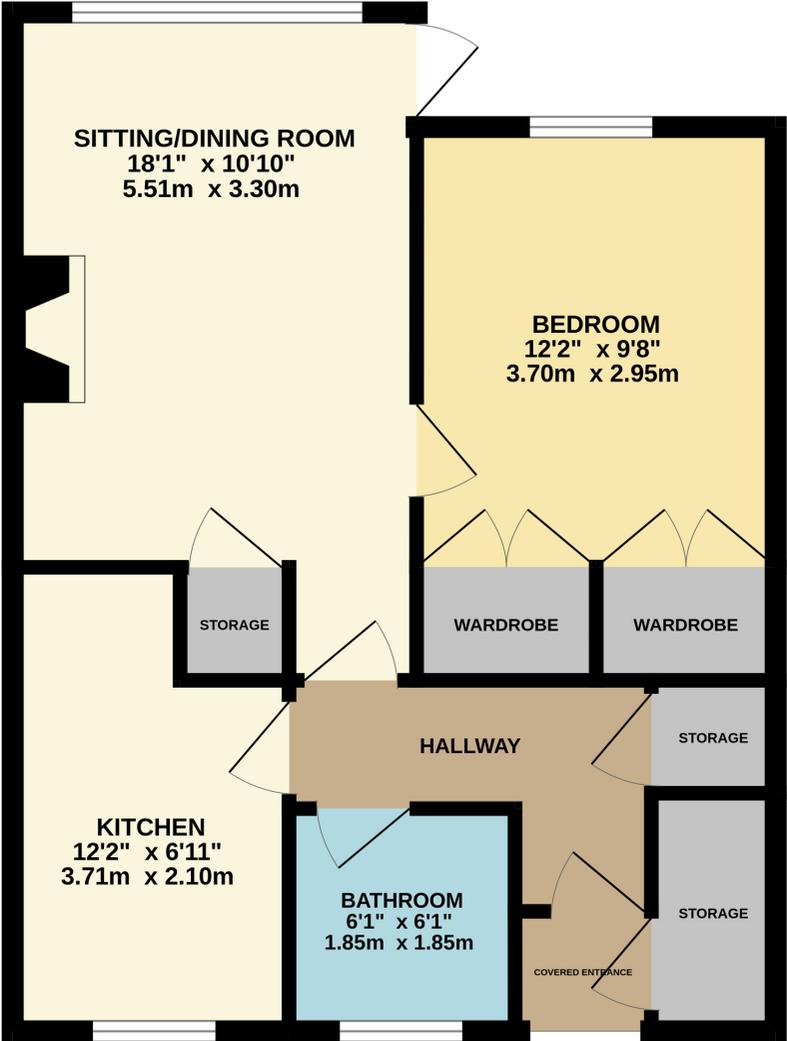
## Parking

There is off street parking available to the rear of the property.

## Note

This property is Sold as Seen.

GROUND FLOOR



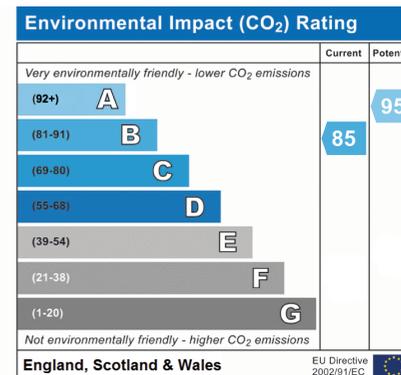
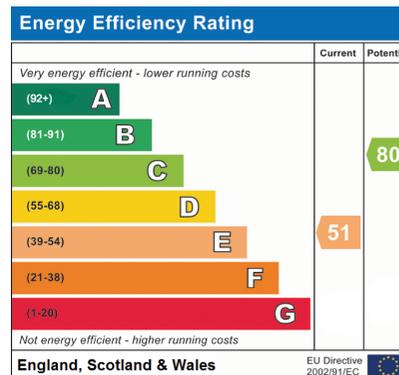
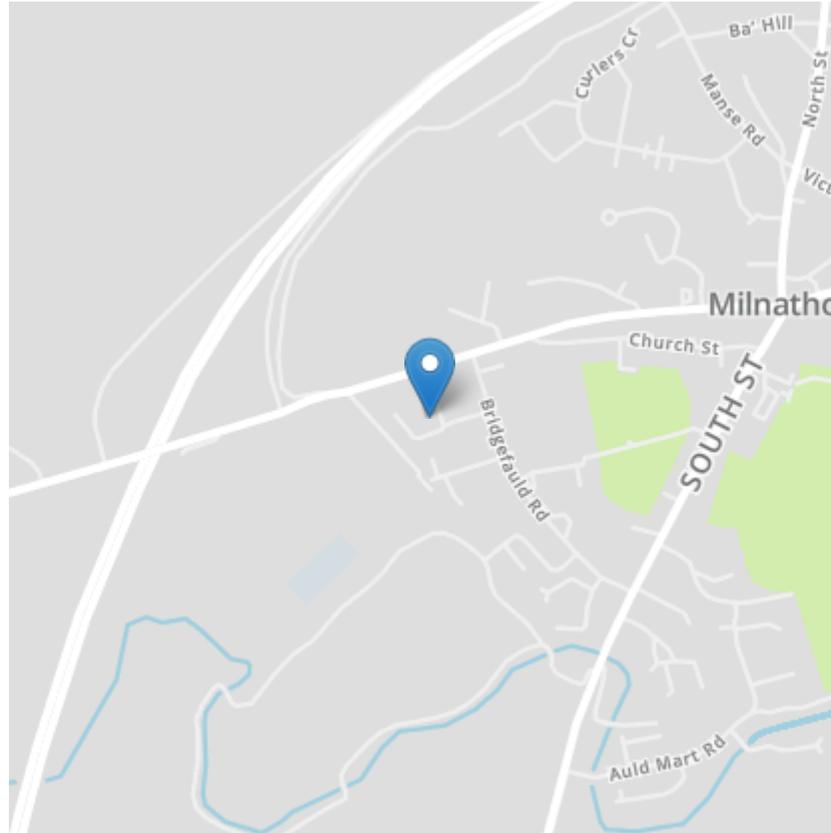
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# MARSHALL PLACE, 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.



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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

