

Donalva

Old Perth Road, Milnathort



Law Location Life

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A rare opportunity to acquire this Impressive Detached Bungalow, set within a secluded plot of over half an acre and enjoying countryside views toward the Lomond Hills, in the highly desirable village of Milnathort.

Requiring some upgrading, the property offers exceptional potential to create a distinguished family home in a prime village location, with generously proportioned, flexible accommodation which comprises; Reception Hallway, Sitting Room, Dining Room, Kitchen, Utility Room, Inner Hallway, 5 Double Bedrooms, Shower Room and Bathroom.

The home is surrounded by extensive private garden grounds to the front, rear and sides, providing privacy and scope for enhancement (subject to planning). Further benefits include a detached double garage and private driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the rear into the entrance vestibule. There is a window to the rear, open access into the inner hallway and doors to the sitting room, dining room, kitchen, bedroom 5 and 2 storage cupboards.

Sitting Room

A generous reception room with large windows to the front with views towards the countryside and the Lomond Hills and feature fireplace.

Dining Room

A formal dining room with patio doors to the front, with access into the front garden.

Kitchen

The kitchen has storage units at base and wall levels, stainless steel sink and drainer, worktops, splash back tiling and breakfast bar with seating for 2. Fitted appliances include oven, combination oven, electric hob and extractor fan. There is a window to the front and door providing access into the utility room and hatch to the attic space.

Utility room

The utility room has further storage units at base and wall levels, worktops, splash back tiling, spaces for appliances, cupboard and door and window to the side.

Bedroom 5

Currently utilised as a study/bedroom 5, this versatile room has built in shelved storage, desk and window to the rear.

Inner Hallway

The inner hallway provides access to 4 double bedrooms, shower room and bathroom.

Master Bedroom

The master bedroom is a good sized double bedroom and has a window to the side.

Bedroom 2

A double bedroom with window to the side and fitted wardrobe.

Bedroom 3

A further double bedroom with window to the side and fitted wardrobe.

Bedroom 4

A fourth double bedroom with window to the side and fitted wardrobe.

Shower Room

The tiled shower room comprises; wc, built in wash hand basin with storage, shower cubicle and storage cupboard.

Bathroom

The tiled bathroom comprises; wc, built in wash hand basin with storage, bath and window to the rear.

Gardens

Set in substantial gardens to the front, rear and sides with a high degree of privacy. The grounds are mostly laid to lawn with some mature tree and bounded by a hedge.

Garage

The detached double garage has a workshop area, up and over door to the front, windows to the sides, power and light.

Driveway

There is a driveway to the rear of the property.

GROUND FLOOR
2287 sq.ft. (212.5 sq.m.) approx.



TOTAL FLOOR AREA : 2287 sq.ft. (212.5 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.

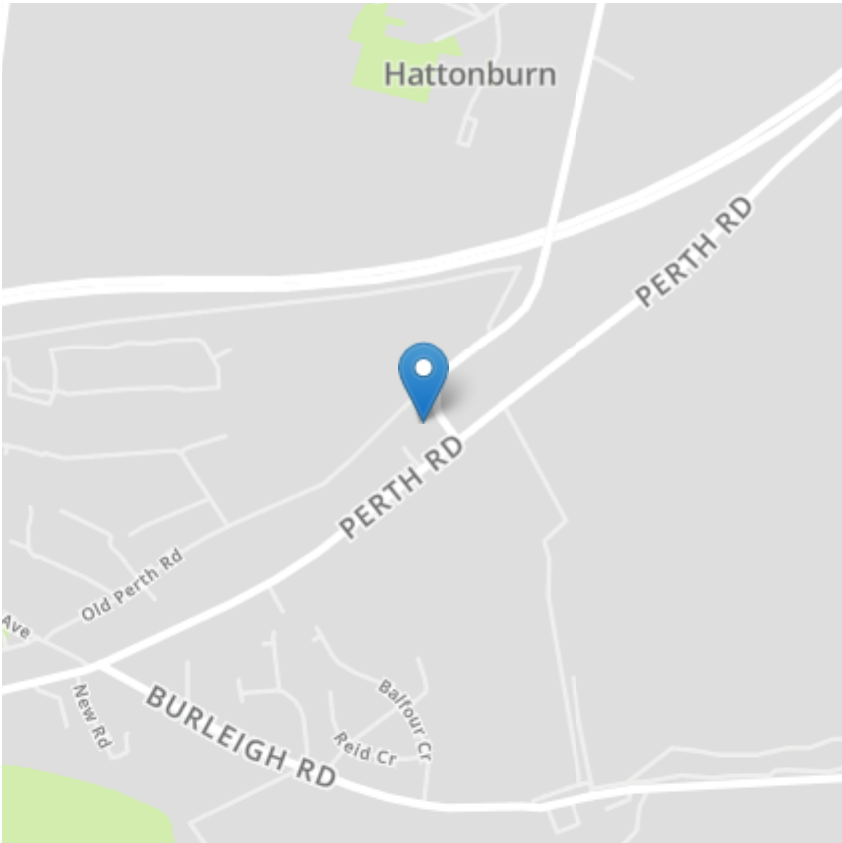
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OLD PERTH ROAD, MILNATHORT - A BETTER PLACE TO LIVE

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.

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