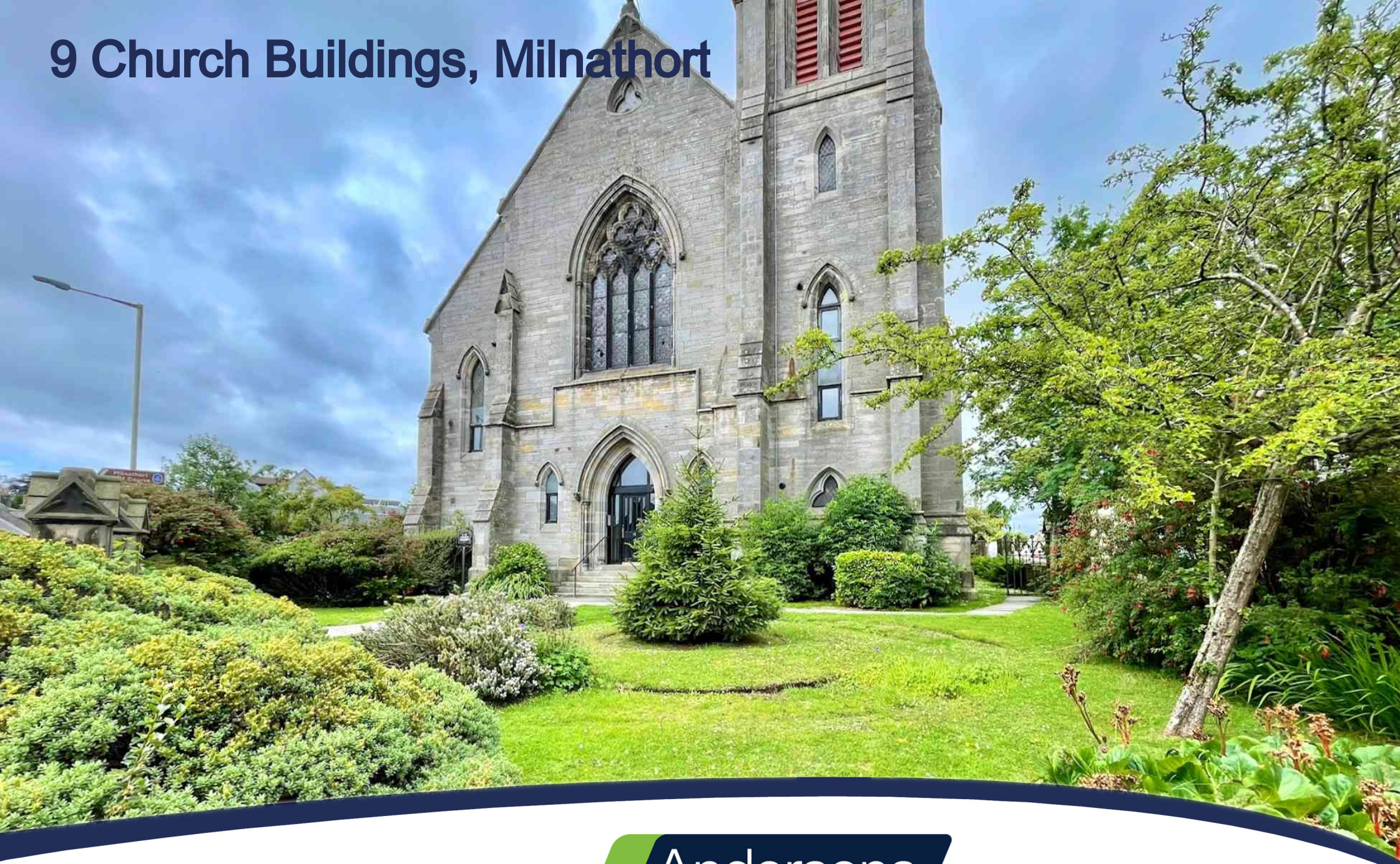


# 9 Church Buildings, Milnathort



Law Location Life



## 9 | Church Buildings | Milnathort

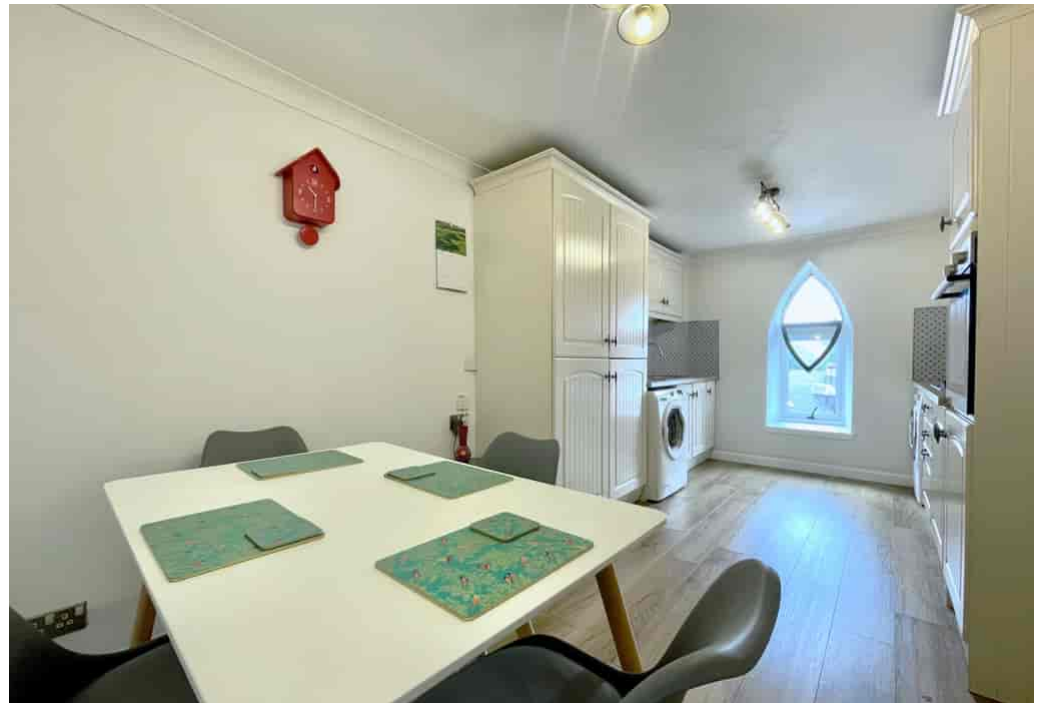
A unique and beautifully presented Second Floor Apartment in this very popular Converted Church Building, with views of Milnathort Golf Course, Benarty Hill and Milnathort Village.

The accommodation comprises; Communal Entrance with Feature Stained Glass Window, Reception Hallway, Sitting/Dining Room, Dining Kitchen, Bedroom and Shower Room.

Additionally the property further benefits from double glazing, communal gardens, parking area with allocated space and a security entry system.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entry

Entry is gained from the front into the communal hallway. Flat Number 9 is located on the second floor on the left hand side. A timber door provides access into the property.

### Hallway

The main hallway provides access to the sitting room, bedroom, shower room and storage cupboard.

### Sitting/Dining Room

A bright and spacious room with ample space for furniture. There is a focal point window to the side of the building and a door into the dining kitchen.

### Dining Kitchen

This well appointed fitted kitchen has units at base and floor levels with complementary worktops. There is a fitted electric oven, gas hob, extractor hood, fridge freezer and sink unit and drainer, with spaces and plumbing for other appliances. There is also a feature window to the side and ample space for a dining table.

### Bedroom

A double bedroom with feature window to the side and double fitted wardrobe with sliding mirrored doors.

### Shower Room

The shower room comprises; fitted w.c, wash hand basin with storage, and corner shower cubicle.

### Heating

The property benefits from gas central heating with radiators throughout the property.

### Grounds & Parking

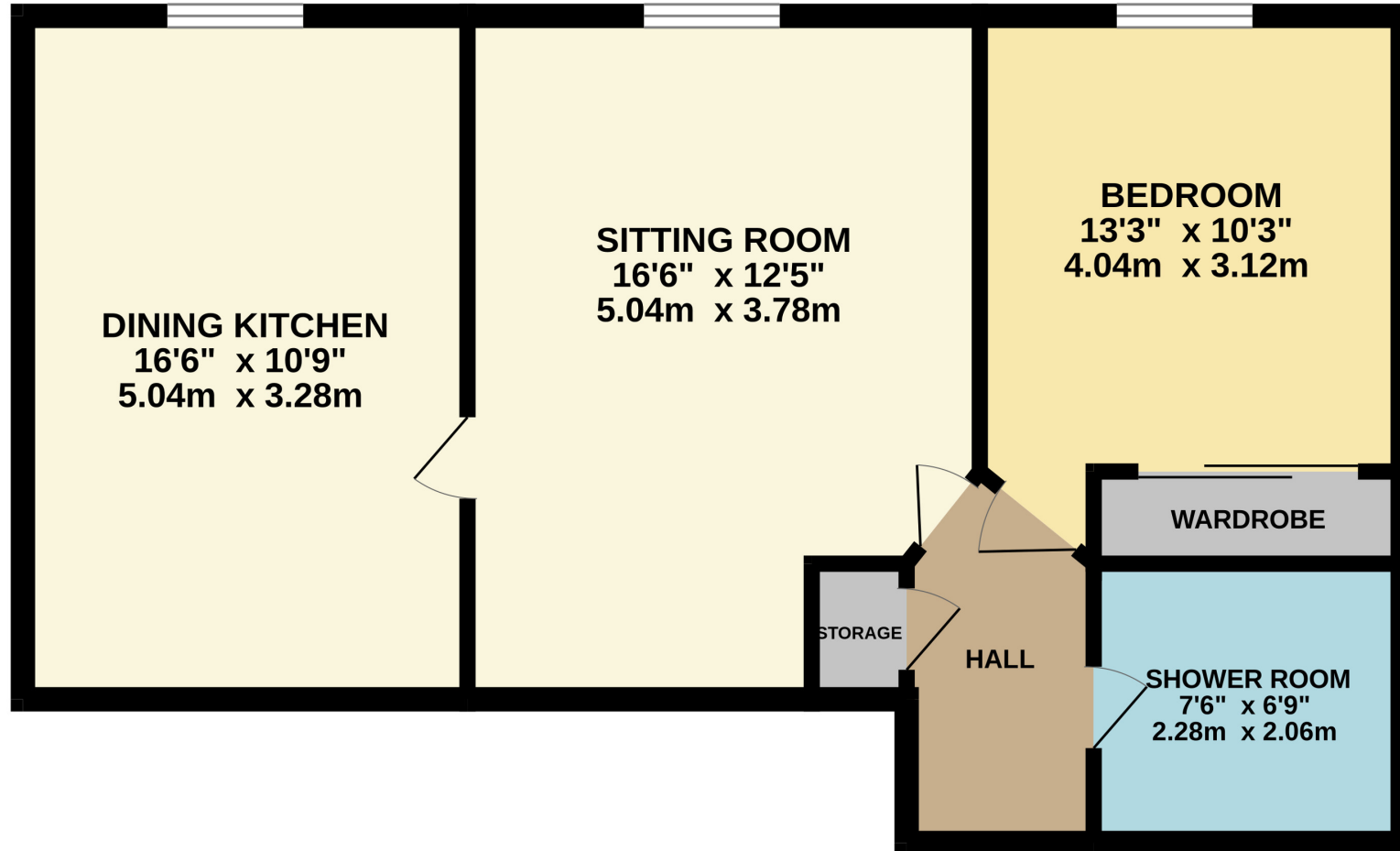
The property is set in attractive maintained gardens. There is also allocated parking within the grounds.

### Factoring

A factoring charge includes hallway electricity and maintenance of the garden grounds.



GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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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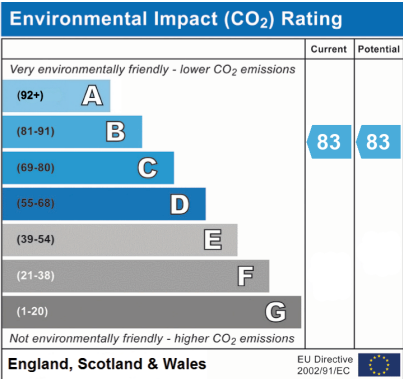
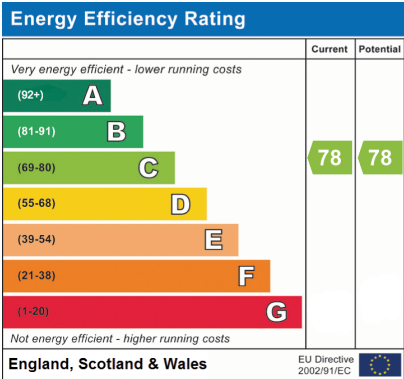
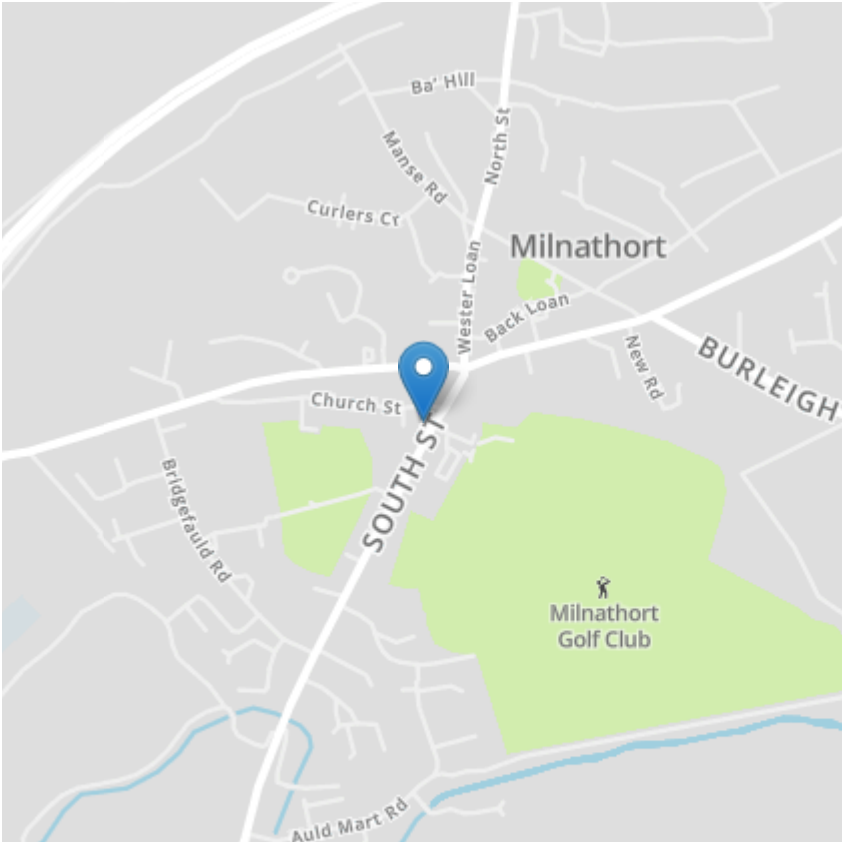






# CHURCH BUILDINGS, MILNATHORT - A BETTER PLACE TO LIVE

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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Partners

John Wellburn LL.B DIP L.P N.P  
 Lorna E. Miller LL.B DIP L.P N.P

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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