

4 Auld Mart Road, Milnathort, Kinross-shire



Andersons

Law Location Life

4 Auld Mart Road | Milnathort | Kinross-shire

A delightful Detached Bungalow situated in a highly sought after residential location in Milnathort and offering well presented and spacious accommodation.

The property comprises; Hallway, Sitting/Dining Room, Dining Kitchen, Utility Room, 3 Bedrooms & Shower Room.

Externally the property further benefits from an integral garage, large driveway and attractive gardens to the front and rear.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There is a cloakroom cupboard and additional storage cupboard, hatch to the attic space and doors providing access to the sitting/dining room, dining kitchen, 3 bedrooms and shower room.

Sitting Room/Dining Room

A large reception room with feature bay window to the front, with additional window to the side.

Dining Kitchen

The dining kitchen has storage units at base and wall levels, worktops, splash back tiling, stainless steel sink and drainer and window to the front. Fitted appliances include, oven, gas hob and extractor fan. There is also a fridge/freezer*, dishwasher* and freezer*. There is ample room for a dining table and open access into the utility room.

Utility Room

The utility room has a storage unit and shelving, worktop, splash back tiling and space and plumbing for a washing machine* and tumble dryer*. There is a storage cupboard and door to the rear providing access into the garden.

Master Bedroom

A double bedroom with window to the rear and fitted wardrobes with sliding mirrored doors.

Bedroom 2

A further double bedroom with window to the side and fitted wardrobes with sliding mirrored doors.

Bedroom 3

Bedroom 3 has a fitted wardrobe and window to the rear.

Shower Room

The shower room comprises; walk in shower, pedestal wash hand basin and w.c.

Heating

Gas central heating.

Gardens

There are attractive West facing gardens to the rear. There is a large patio area, lawned area, an array of plants and flowers and a timber shed. The garden to the front is slabbed.

Garage & Driveway

The property benefits from an integral garage with power and light. There is a door to the rear into the garden, two windows to the side and up a over door to the front. The property also has a large driveway to the front.

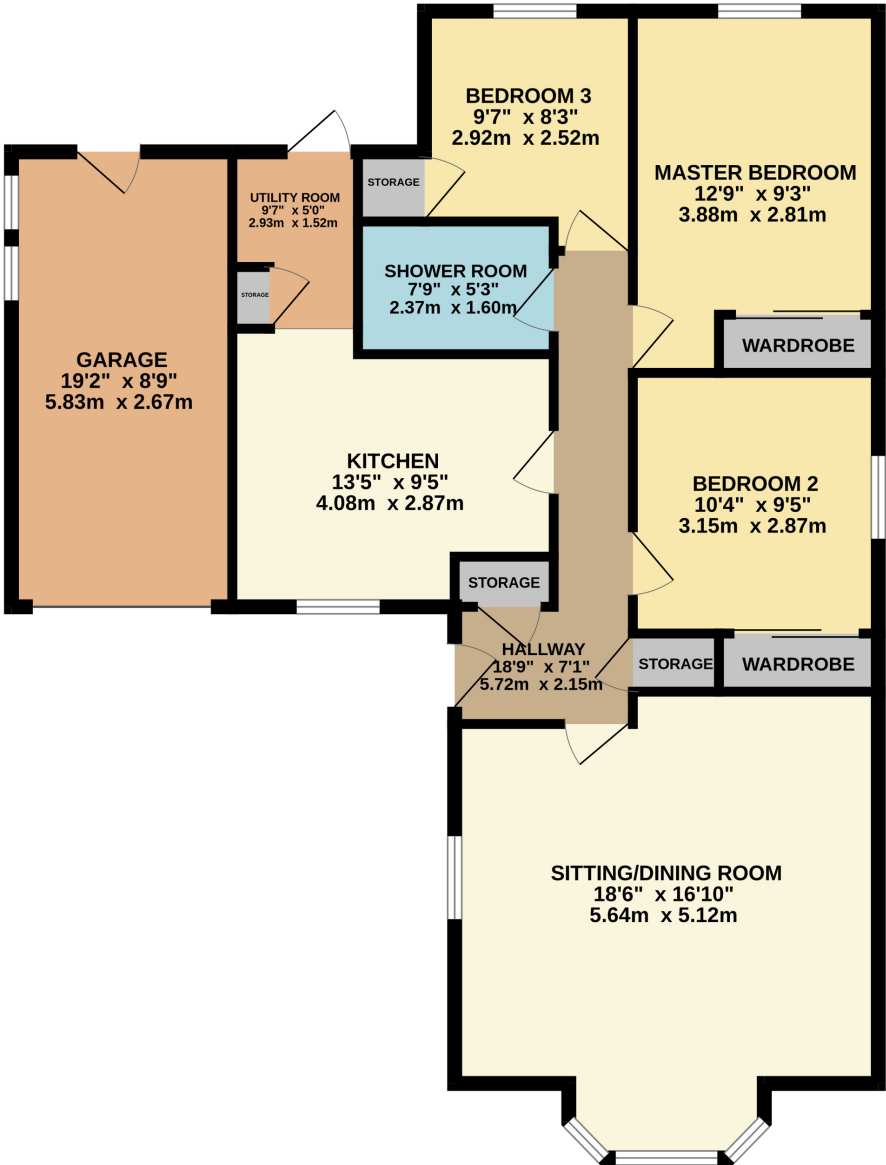
Extras

Included in the sale is the fridge/freezer, dishwasher, freezer, washing machine and tumble dryer.

Note

Items marked * have no warranties or guarantees.

GROUND FLOOR



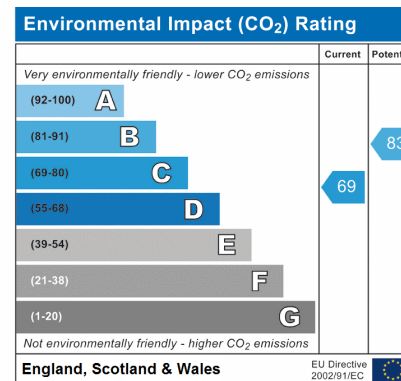
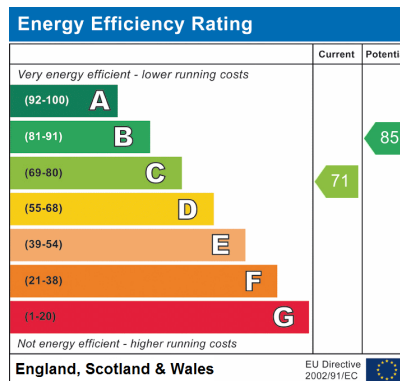
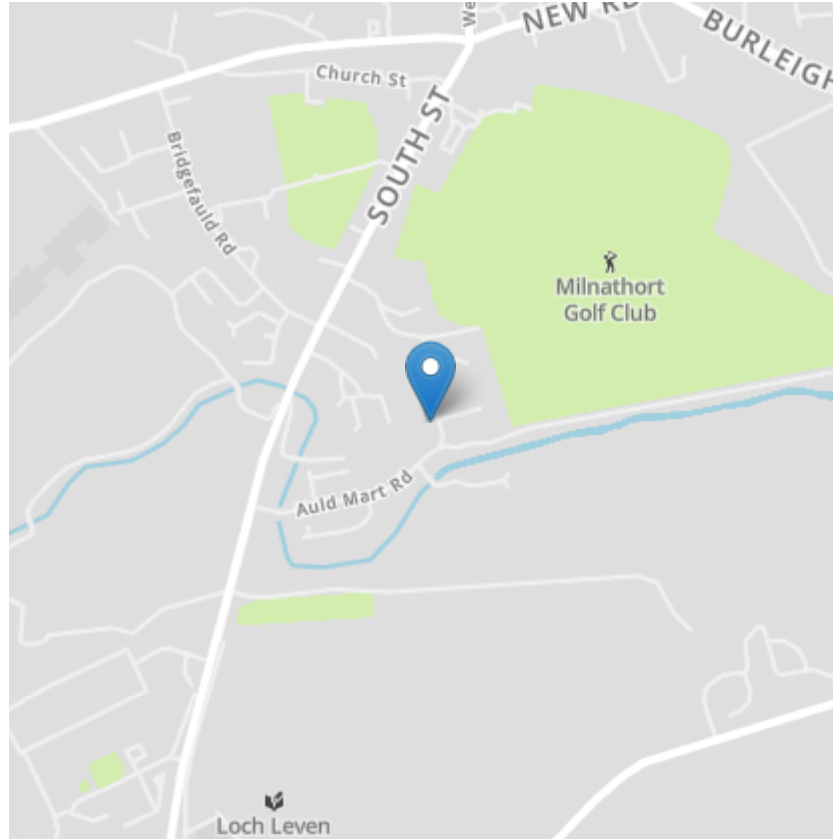
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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4 AULD MART ROAD, KINROSS-SHIRE - 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

