

98 Stirling Road
Milnathort, Kinross-Shire



Law Location Life

98 | Stirling Road | Milnathort Kinross-Shire

98 Stirling Road, Milnathort is a most impressive Detached Bungalow, situated in a sought after village location on a large plot extending to approximately 1/3 acre. Offering spacious and flexible family accommodation, the property also boasts a large Photography Studio with additional Office Space, which subject to planning consents, offers the opportunity to convert into larger residential accommodation.

The residential accommodation currently comprises; Entrance Vestibule, Reception Hallway, Living Room, Sitting Room, Kitchen, Garden Room, Utility Room, Pantry Room, W.C Room, 4 Double Bedrooms, Family Bathroom and En Suite Bathroom.

The commercial space comprises; Reception Porch, Large Photography Studio, 3 Offices and W.C Room.

Additionally the property has attractive mature gardens and large driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. A door provides access into the reception hallway.

Reception Hallway

The reception hallway has doors to the living room, sitting room, kitchen, inner hallway and storage cupboard.

Inner Hallway

The inner hallway provides access to 4 double bedrooms, family bathroom and 3 storage cupboards. There is a hatch to the attic space which is partially floored with Ramsay ladder.

Sitting Room

The sitting room has a window to the front and side.

Living Room

The living room has a window to the front.

Kitchen

The modern kitchen has ample storage units at base and wall levels, complimentary worktops with coordinating splashback and stainless steel sink and drainer. There is a a Stoves Newhome Range oven with gas hob and extractor fan and spaces and plumbing for appliances. There is a window to the front, French doors to the garden room and Velux window.

Garden Room

The garden room has French doors into the rear garden and Velux window.

Pantry Room

A versatile room which could be utilised for a variety of purposes. There is a window to the rear and door into the utility room.

Utility Room

The utility room has additional storage units at base and wall levels, worktops and spaces and plumbing for appliances. There are doors to the w.c room, photography studio, storage cupboard and rear garden.

W.C Room

The w.c room comprises; w.c and pedestal wash hand basin.

Photography Studio

An impressive photography studio with double height ceiling with a window to the side and doors to the reception porch, w.c room and offices.

Reception Porch

A bright room providing a useful separate access into the photography studio.

W.C Room

The w.c room comprises; w.c and wall hung wash hand basin. There is a window to the front.

Office 1

Large office space with window to the rear, storage units and base and wall levels, small stainless steel sink and doors to offices 2 & 3.

Office 2

Office 2 has a door to the rear garden.

Office 3

Office 3 has a window to the front.

Master Bedroom

The master bedroom is accessed via the inner hallway off of the reception hallway. This large master suite has two fitted wardrobes with sliding mirrored doors, window to the rear and door to the en suite bathroom

En Suite Bathroom

The en suite bathroom comprises; w.c, His and Hers pedestal wash hand basins, bath with shower over, shower cubicle and chrome towel radiator. There is a window to the side.

Bedroom 2

A further large bedroom with window to the rear and door to a storage cupboard.

Bedroom 3

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

Bedroom 4

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

Family Bathroom

The family bathroom comprises, w.c, pedestal wash hand basin, bath with shower over and window to the side.

Heating

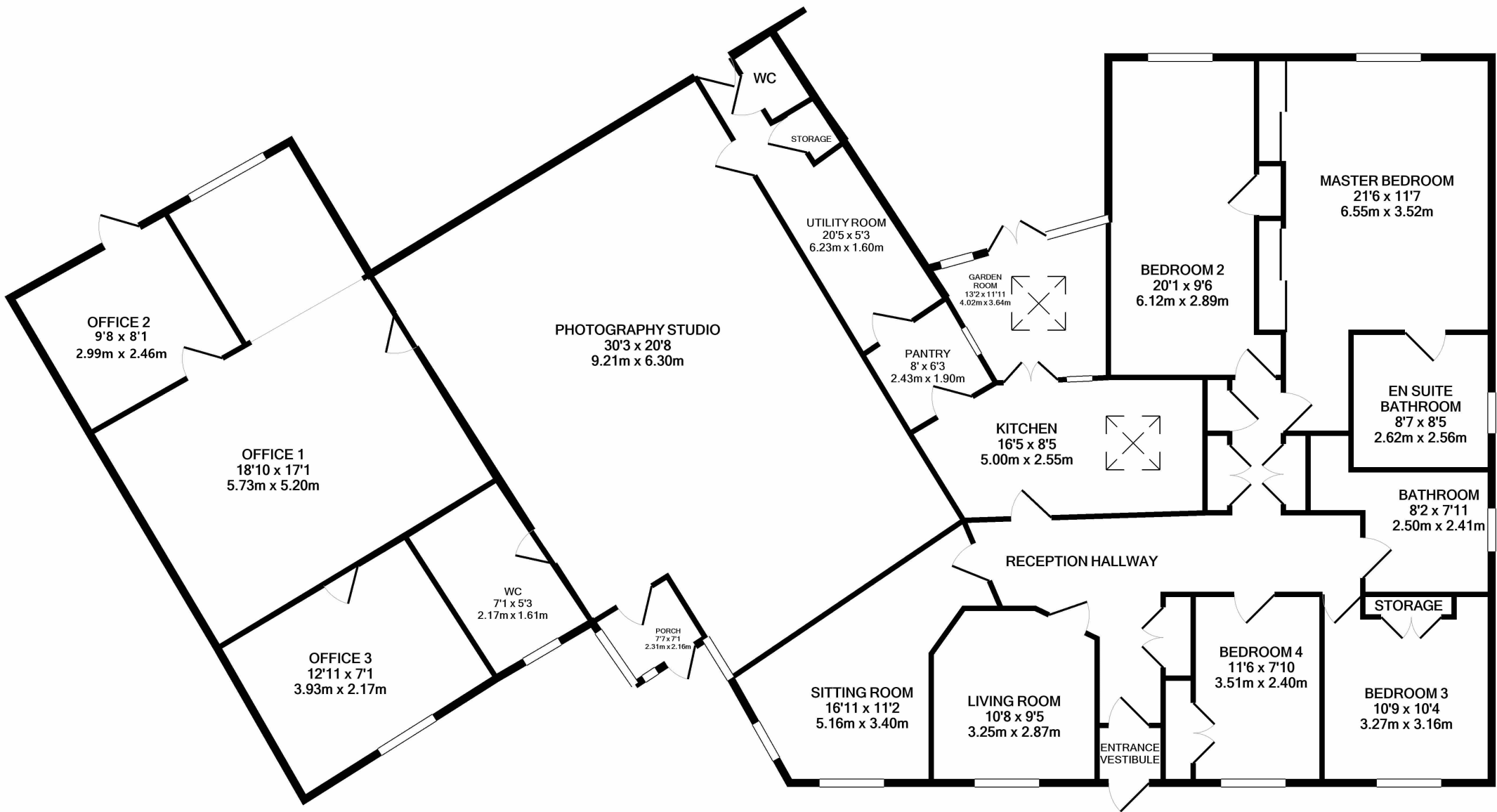
The property benefits from gas central heating.

Gardens

The property sits in approximately 1/3 acre with stunning mature rear gardens. Predominantly laid to lawn, there are a fantastic mix of trees, plants, flowers, shrubs and raised vegetable beds. There are ample patio areas, and decking, ideal for outside entertaining. Additionally, there is a small fish pond, well, greenhouse, two timber sheds and a log store.

Parking

The property has a large driveway to the front and side of the property.



TOTAL APPROX. FLOOR AREA 3060 SQ.FT. (284.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

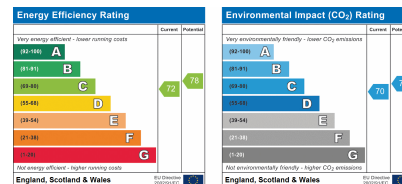
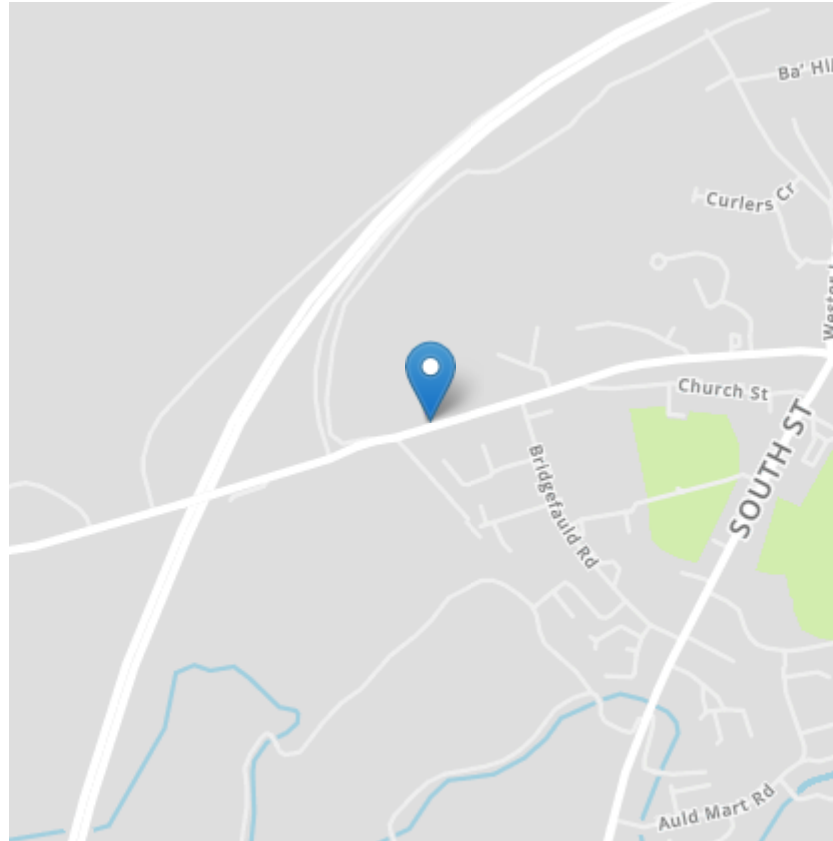
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Milnathort - A BETTER PLACE TO LIVE

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

