

4 Glebe Crescent, Milnathort,



Andersons

Law Location Life

4 | Glebe Crescent | Milnathort |

An Exceptional Extended Detached Villa, set on a corner plot in an Exclusive Development built by Springfield Properties in 2022. Situated close to all local amenities, schools and motorway access the 'Lauder' is a stylish property with luxury fixtures and fittings throughout, with the addition of a Sun Room and a Garage Conversion, offering substantial and flexible family living. The property also has Planning Permission for a further extension to form a Breakfast Room.

The accommodation currently comprises; Reception Hallway, Sitting Room, Family Room/Bedroom 5, Open Plan Kitchen/Dining Room, Sun Room, Utility Room, WC/Cloakroom, Spacious Landing, Master Bedroom with Dressing Area and En Suite Shower Room, 2 further Bedrooms and Family Bathroom.

The property further benefits from an attractive West facing rear garden and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There is carpeted flooring, doors to the sitting room and family room/bedroom 4 and carpeted staircase to the upper level.

Sitting Room

A formal reception room currently used as an art studio. There is laminate flooring and large window to the front. A door provides access into the open plan kitchen/dining room. There is existing planning permission to add a breakfast room extension to the front of this room. Details can be found on the Perth & Kinross Planning Website using the application number 23/00195/FLL.

Open Plan Kitchen/Dining Room

The luxury kitchen has storage units at base and wall levels, with worktops and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include gas hob, extractor fan, oven, microwave, fridge/freezer and dishwasher. There is ample space for a large dining table, laminate flooring, doors to under stair storage cupboard and utility room and open access into the garden room.

Garden Room

A fantastic addition to the property, the garden room has laminate flooring, windows to the side and rear and French doors to the side, providing access into the rear garden.

Utility Room

The utility room has additional storage units at base level, with stainless steel sink and drainer and spaces for a washing machine and tumble dryer. There is laminate flooring, window to the rear and doors to the wc room and side access into the rear garden.

WC Room/Cloakroom

The wc room comprises; wc, wall hung wash hand basin, contemporary wall tiling, laminate flooring and chrome towel radiator. There is a window to the side.

Family Room/Bedroom 4

This newly converted garage now provides either a further reception room or additional bedroom. There is carpeted flooring, window to the front and door to a large storeroom which could be further developed to provide an en suite (subject to planning).

Upper Level Landing

The upper level landing is carpeted with doors to 3 bedrooms, family bathroom and storage cupboard. There is a hatch to the attic space.

Master Bedroom

A large double bedroom with carpeted flooring, 2 Velux windows to the front, dressing area with fitted wardrobe with sliding mirrored doors and door to the en suite shower room.

En Suite Shower Room

The en suite shower room has tiled flooring and part tiled walls and comprises; built in wc and wash hand basin with storage, shower and towel radiator. There is a window to the rear.

Bedroom 2

A further double bedroom with carpeted flooring, large walk in wardrobe and a window to the front.

Bedroom 3

This room could accommodate a double bed and has laminate flooring, built in wardrobe and window to the rear.

Family Bathroom

The family bathroom has tiled flooring and part tiled walls and comprises; built in wc and wash hand basin with storage, bath with shower over and towel radiator. There is a window to the rear.

Gardens

The property is set on a large corner plot. The rear garden is fully enclosed and West facing. There is a large lawn, raised flower beds with an array of plants, flowers, trees and shrubs and patio area.

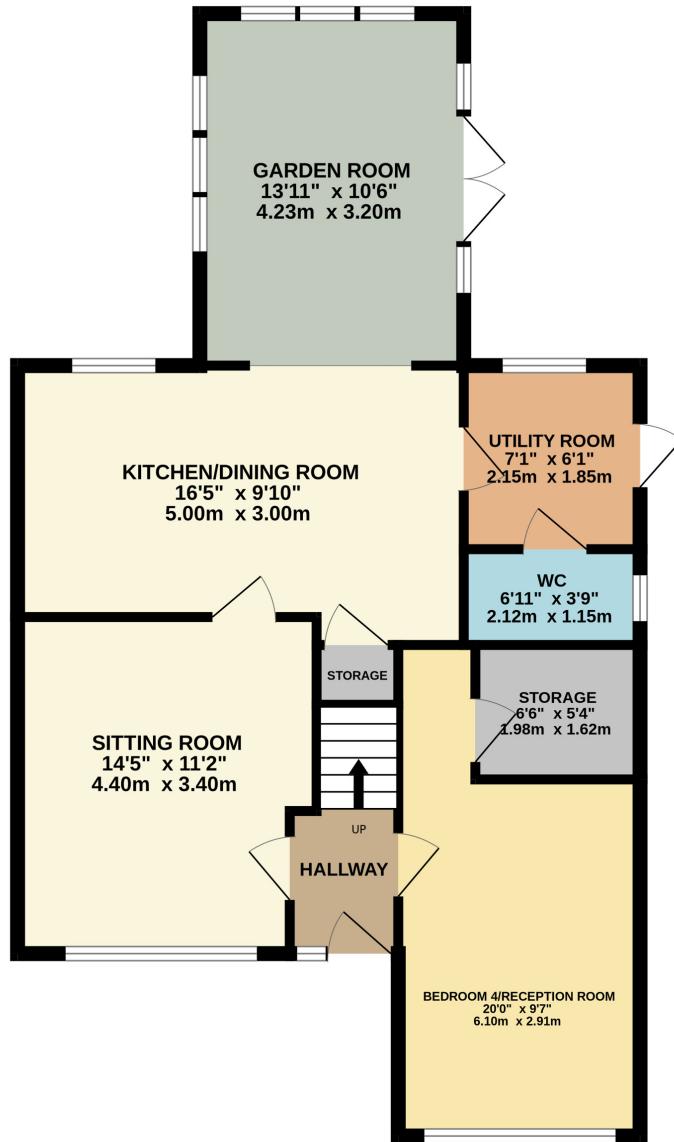
Driveway

There is a mono block driveway to the front which can accommodate 2 vehicles.

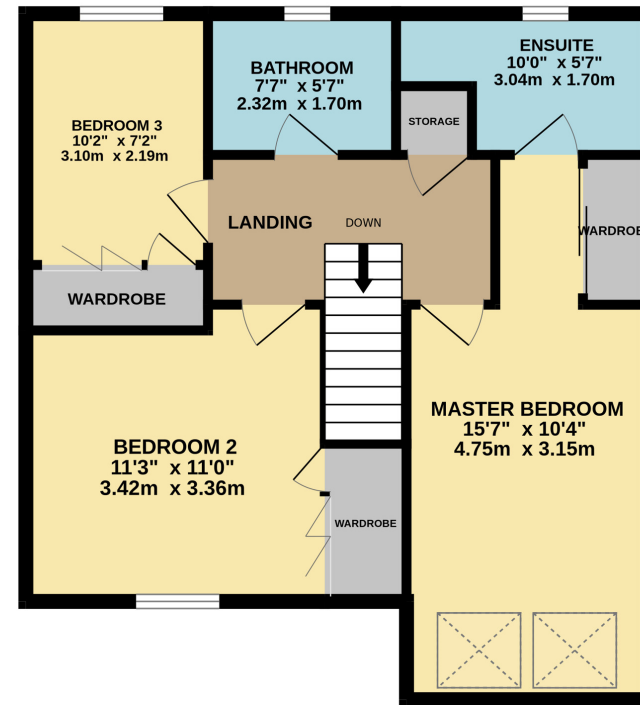
Heating

Heating is from a Daikin hybrid heat pump system. The heat pump is located to the rear of the utility room. The boiler is located within the boiler cupboard. There is a heat store (large hot water storage tank) located within the landing cupboard. These supply steel panel radiators, towel radiators and also provide domestic hot water. There is an electric radiator within the family room.

GROUND FLOOR



1ST FLOOR

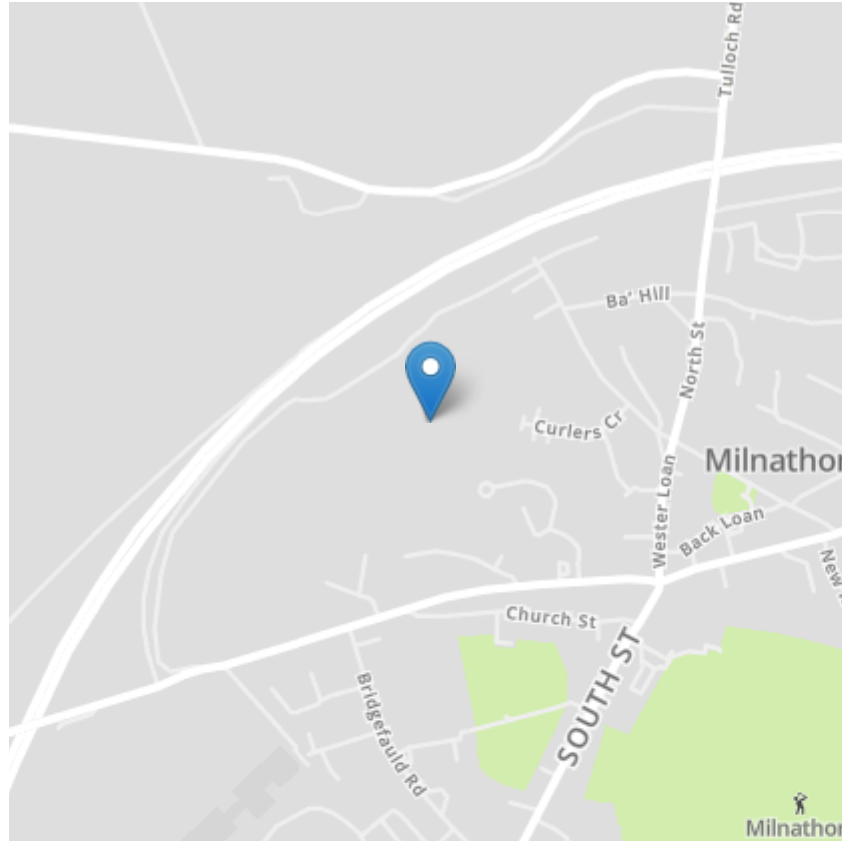






GLEBE CRESCENT, - A BETTER PLACE TO LIVE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		93
(81-91)	B		
(69-80)	C	82	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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

