

32 South Street, Milnathort



Andersons

Law Location Life

# 32 | South Street | Milnathort

Unique Detached Home, situated in the heart of Milnathort enjoying close proximity to local amenities and schools. The property offers a perfect blend of contemporary style and flexible living spaces and whilst the majority of the house is complete, some finishing work is required, presenting an exciting opportunity for the new owners to add their personal touch and complete the home to their exact specifications.

One of the most captivating features is the sitting room gable end window with mezzanine room above, which offers a versatile space that can be used as a reception area or could easily be converted into a further bedroom.

The current accommodation comprises; Entrance Vestibule, Reception Hallway, Sitting Room (with feature gable window and mezzanine balcony), Kitchen, Dining Room/Guest Bedroom (Dressing Room and Jack & Jill Shower Room), Utility Room, Upper Landing, Master Bedroom with Dressing Room & En Suite Bathroom, Bedroom 3, Mezzanine Room/Bedroom 4 and Family Shower Room.

The property further benefits from a gated entrance with large driveway, integral garage and private West facing rear garden overlooking Donaldson Park.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the entrance vestibule. A door with glazed side panels, provides access into the reception hallway.

### Reception Hallway

A bright and spacious hallway with double doors to the sitting room and dining room/guest bedroom and further doors to the utility room, jack and jill shower room and 2 storage cupboards. A staircase with mid landing level provides access to the upper level.

### Sitting Room

A fantastic reception room with feature gable windows, mezzanine balcony and wood burning stove. There are French doors to the rear and side providing access into the gardens and open access into the kitchen.

### Kitchen

A contemporary kitchen with storage units at base and wall levels, worktops and 1 1/2 bowl sink and drainer. Appliances include gas hob with extractor fan, double oven, warming oven, microwave, dishwasher, 2 wine fridges and extractor fan. There is space for an American fridge/freezer. Additionally there are windows to the front.

### Utility Room

A good sized utility room with contemporary units at base and wall levels, worktops, 1 1/2 bowl sink and drainer, chrome towel radiator and ample space for a washing machine and tumble dryer. There are doors providing access to the rear garden, cupboard and integral garage.

### Dining Room/Guest Bedroom

A flexible room which has been designed to be used as a further reception room or guest bedroom. There are windows to the front and doors to the dressing room and 'jack and jill' shower room.

### 'Jack & Jill' Shower Room

Accessed from the dining room/guest bedroom and the reception hallway, the tiled 'jack and jill' shower room comprises; wall hung wash hand basin, wc and bidet, corner shower and chrome towel radiator.

### Upper Level

The upper landing provides access to the master bedroom, bedroom 3, mezzanine room/bedroom 4 and family shower room. There are 2 Velux windows to the rear and access to the attic space.

### Master Bedroom

A great sized master bedroom with window to the front and doors providing access to the dressing room and en suite bathroom.

### Dressing Room

The dressing room has fitted wardrobes with built in drawers/ rails and shelving with sliding mirrored doors to each side, window to the side and door providing access to the eaves storage.

### En Suite Bathroom

A large tiled en suite bathroom which comprises; oval jacuzzi bath, corner shower cubicle, twin wall hung wash hand basins with storage, wall hung wc and 2 spiral chrome towel radiators. There are windows to the rear.

### Bedroom 3

A double bedroom with Velux window to the front.

### Mezzanine Room/Bedroom 4

A versatile room which could be used as a further reception area, or easily converted into bedroom 4. There are windows to the front, Velux windows to the rear and balcony overlooking the sitting room.

### Family Shower Room

The tiled family shower room comprises; shower, wc, wall hung wash hand basin, chrome towel radiator and Velux window to the rear.

### Gardens

The property is set in deceptively generous gardens. The West facing rear garden is enclosed by a stone wall, overlooking Donaldson Park. It is low maintenance and paved. The garden to the side is mono blocked with green house.

### Integral Garage

The spacious garage has power, light, electric door to the front and window to the side.

### Driveway

There is a large mono block driveway with secure gated entrance to the front and side.

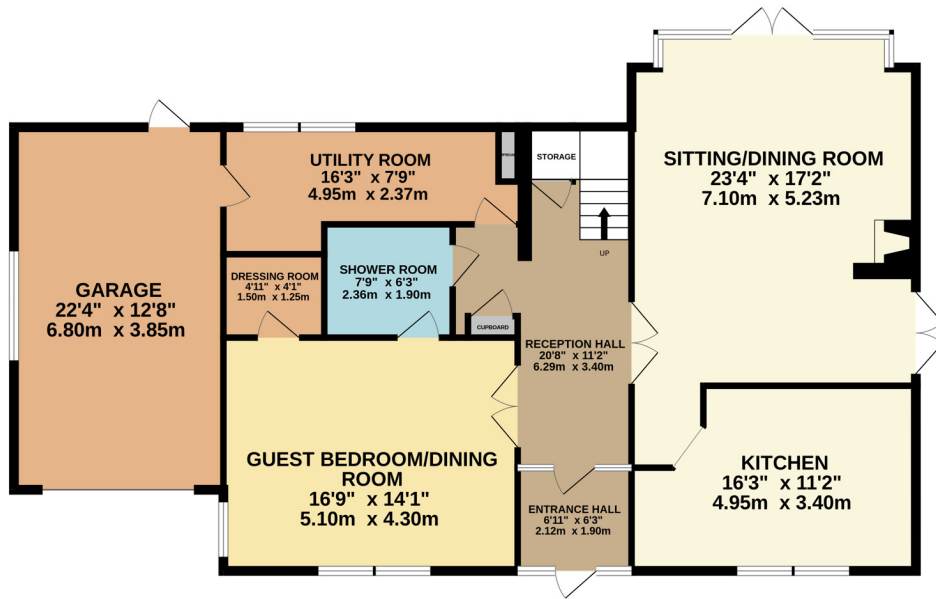
### Heating

See Home Report.

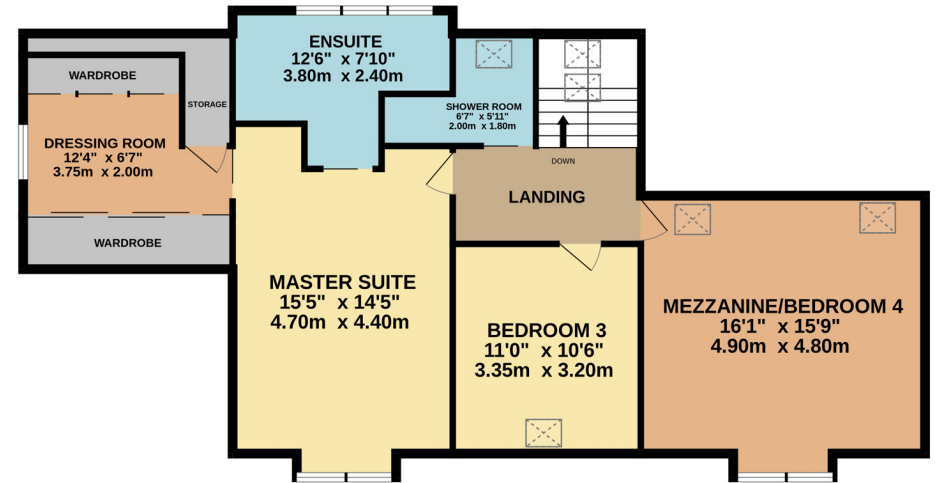
### Note

No guarantees or warranties of any kind can be given. THE PROPERTY IS SOLD AS SEEN.

GROUND FLOOR

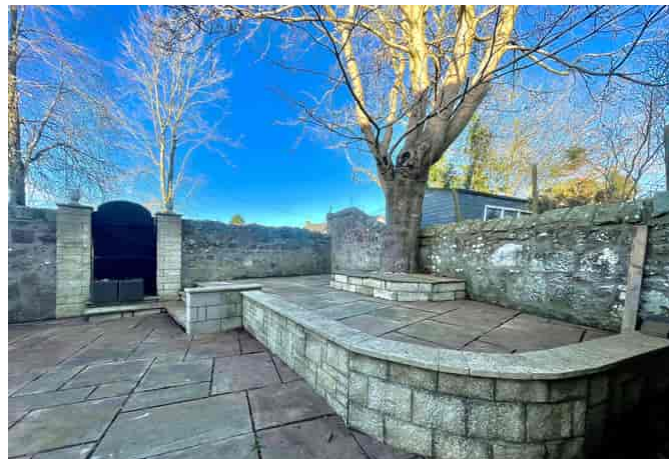


1ST FLOOR



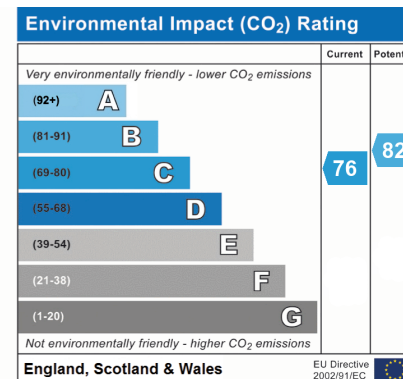
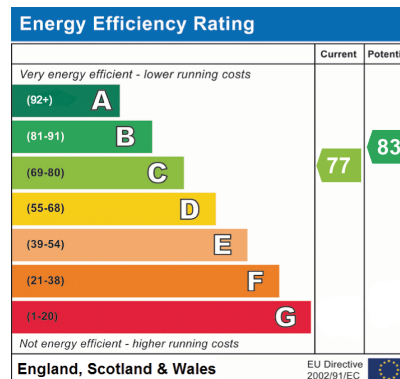
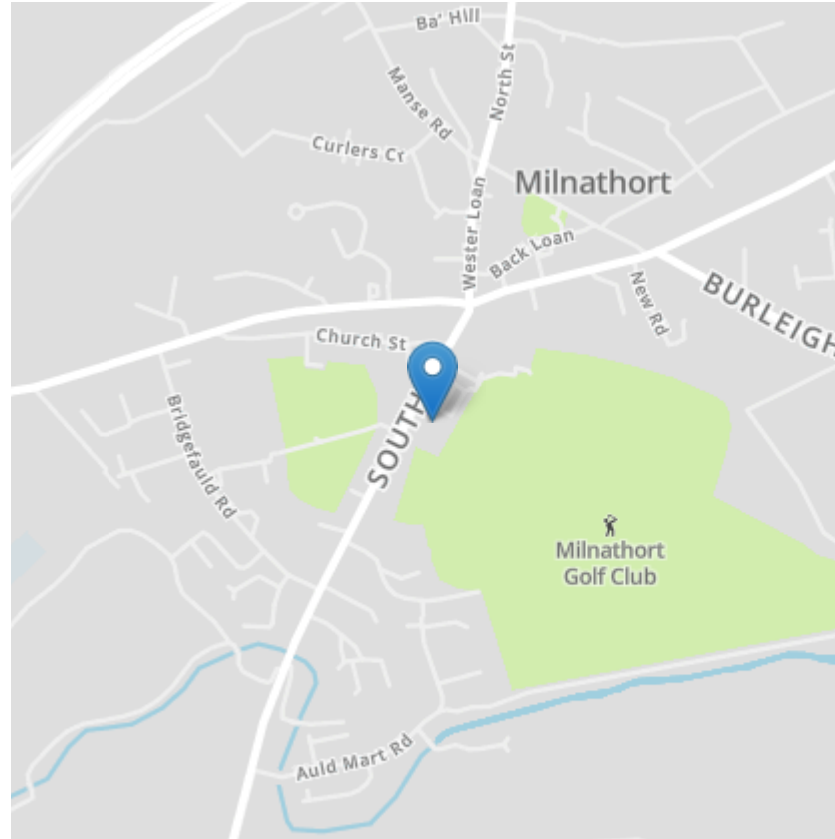
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

