

# 1 Manse Road, Milnathort



**Andersons**

Law Location Life

# 1 | Manse Road | Milnathort

Superb Contemporary Styled 3 Bedroom First Floor Apartment with views over Milnathort and towards Benarty Hill. With luxury fixtures and fittings throughout, this captivating property offers spacious accommodation with scope for further extension (subject to planning) and further benefits from a private entrance and 2 private garden areas. Situated in the sought after village of Milnathort, the property is within walking distance of all local amenities and is ideally located for motorway links.

The accommodation comprises; Private Entrance Vestibule with Staircase, Reception Hallway, Kitchen/Breakfast Room, Sitting/Dining Room, Master Bedroom (En Suite Shower Room), 2 Further Double Bedrooms and Family Bathroom.

Externally the property has a rear shared courtyard with storage and 2 private South facing garden areas. Additionally, there is ample on street parking directly outside the property.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Private Entrance Vestibule & Staircase

Entry is from the front into a private entrance vestibule with carpeted staircase to the first floor. On the first floor landing there are windows to the rear and side and door into the reception hallway.

### Reception Hallway

The spacious reception hallway has high gloss laminate flooring and doors providing access to the 3 bedrooms, family bathroom and open access into the breakfasting kitchen.

### Breakfasting Kitchen

A luxury contemporary fitted kitchen with storage units at base and wall levels, breakfast bar with seating for 4, pan drawers, worktops and black resin sink and drainer. Fitted appliances include oven, electric hob, extractor fan, fridge, freezer, washing machine and dishwasher. There is high gloss laminate flooring, two windows to the rear with views towards Benarty Hill, open access into the sitting/dining room and hatch to the attic space.

### Attic

The attic has a Ramsay ladder and has scope for further extension (subject to planning).

### Sitting Room/Dining Room

A large open plan reception room with high gloss laminate flooring and 2 windows to the front.

### Master Bedroom

A double bedroom with carpeted flooring, window to the rear with views over Milnathort and towards Benarty Hill, fitted wardrobe with sliding wooden doors and door to the en suite shower room.

### En Suite Shower Room

The en suite shower room comprises; wc, pedestal wash hand basin, corner shower, chrome towel radiator, laminate flooring and window to the rear.

### Bedroom 2

A double bedroom with fitted double wardrobe with sliding wooden doors, fitted shelving, carpeted flooring and window to the front.

### Bedroom 3

A third double bedroom with carpeted flooring, fitted double wardrobes with sliding wooden doors and window to the front.

### Family Bathroom

The family bathroom comprises; wc, bath with shower over, pedestal wash hand basin, chrome towel radiator, laminate flooring and window to the rear.

### Gardens

The property benefits from a shared courtyard to the rear with a private under stair storage cupboard and shared outbuilding. There are two private garden areas, both South facing. The first area is decked, with built in seating, perfect for entertaining and the second area is chipped with a timber shed.

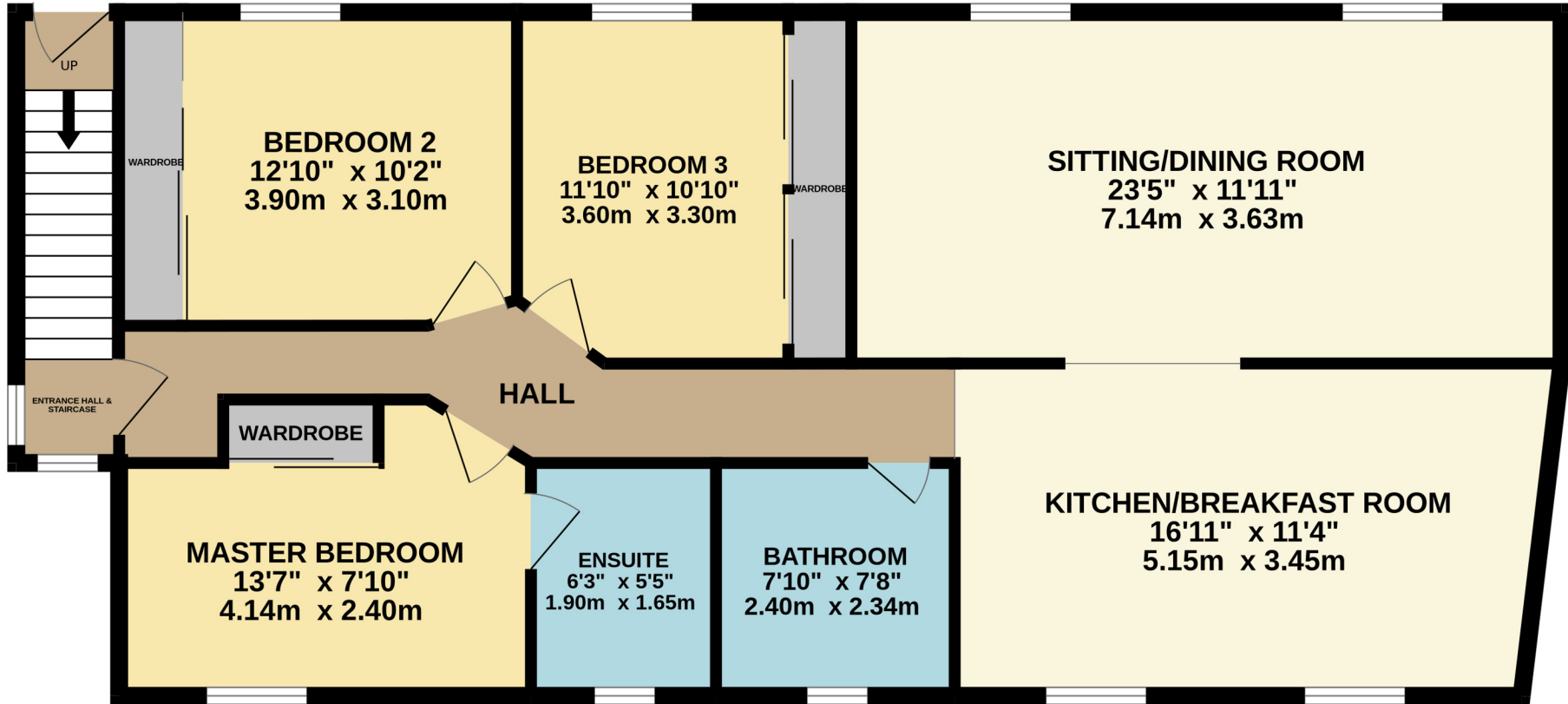
### Parking

There is ample off street parking directly outside the property.

### Heating

Gas central heating.

# GROUND FLOOR



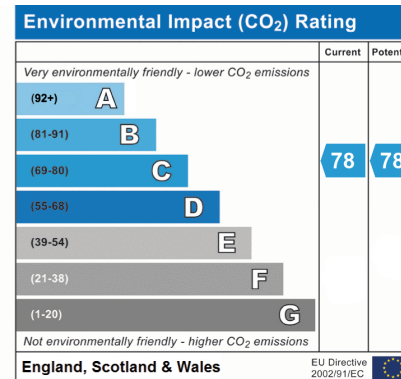
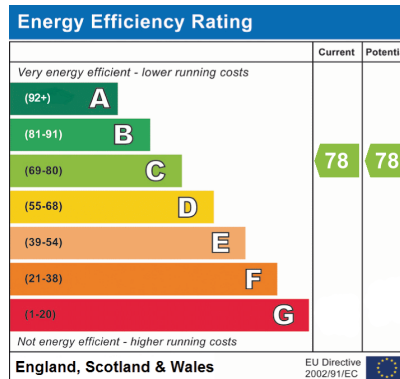
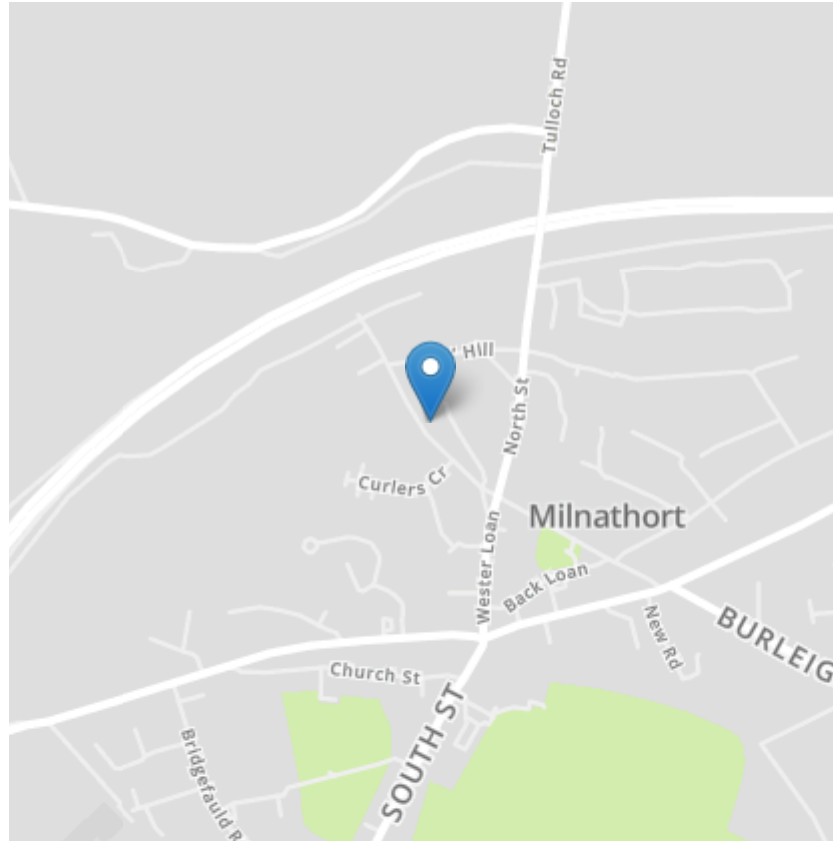
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

