

Doris Cottage

54 Church Street, Milnathort



Law Location Life

Doris Cottage | 54 | Church Street | Milnathort

Built around 1880 and situated in the highly sought after Village of Milnathort, Doris Cottage is a well presented Traditional Mid Terraced Extended Cottage offering huge scope for further extension (subject to planning).

The spacious accommodation comprises; Entrance Hallway, Sitting Room, Kitchen/Dining Room, Inner Hallway, Shower Room, 2 Double Bedrooms and Attic Room.

Externally the property has a lean to porch and an attractive enclosed rear garden with large timber shed/workshop.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the carpeted entrance hallway. There are doors providing access to the sitting room and 2 bedrooms.

Sitting Room

A good sized carpeted reception room with window to the front, recessed alcove, fireplace with coal effect gas fire and door to the inner hallway.

Inner Hallway

The inner hallway has laminate flooring and has doors to the kitchen/dining room, shower room and rear garden.

Kitchen/Dining Room

A large kitchen/dining room with storage units at base and wall levels, worktops, splash back tiling and stainless steel 1 1/2 bowl sink and drainer. There are spaces for a fridge/freezer, oven/cooker, dishwasher and washing machine, window to the rear overlooking the garden, ample space for a large dining table and carpeted flooring.

Shower Room

The shower room is tiled and comprises; shower cubicle, wash hand basin with storage, wc and chrome towel radiator. There is a window to the side.

Master Bedroom

A double bedroom with a window to the front and carpeted flooring.

Bedroom 2

A further double bedroom with window to the rear, carpeted flooring, under stair storage cupboard and door to the attic room staircase.

Attic Room

Accessed via a wooden staircase the attic room has huge scope for further development (subject to planning). There is a velux window to the rear and carpeted flooring.

Porch/Lean To

The porch/lean to is to the side of the property and provides access into the rear garden.

Garden

A pretty rear garden with an array of colourful flowers, plants and shrubs with a small lawn and patio area. There is a large timber shed/workshop and gate providing access onto Stirling Road.

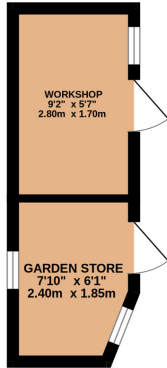
Parking

There is ample on street parking to the front of the property and to the rear on Stirling Road.

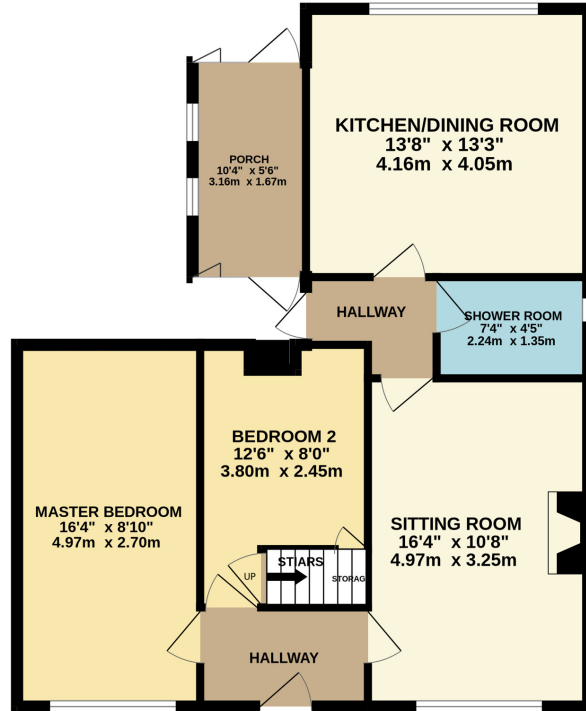
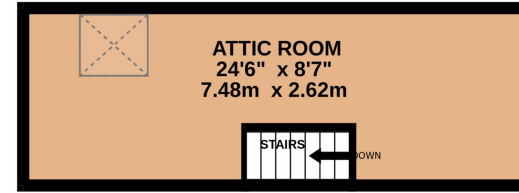
Heating

There is a Worcester combination gas fired boiler located in the kitchen. This supplies steel panel radiators, a towel radiator and also provides domestic hot water.

GROUND FLOOR



1ST FLOOR

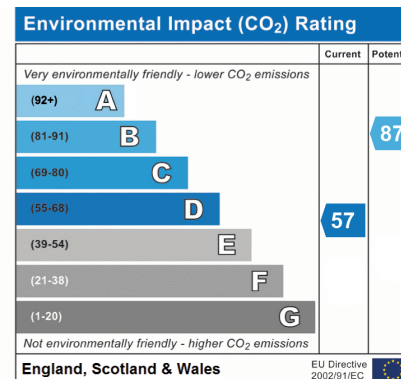
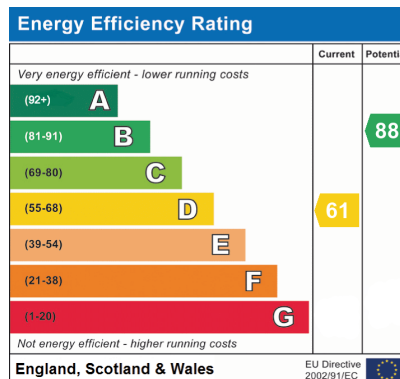
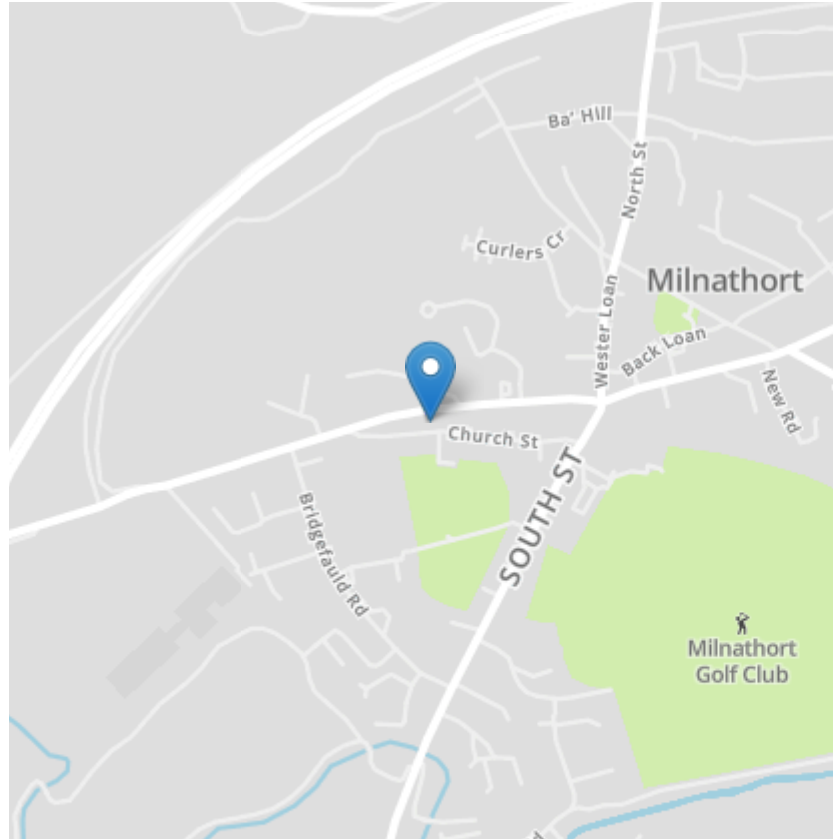






CHURCH STREET, MILNATHORT - A BETTER PLACE TO LIVE

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

