

11 Muir Way, Milnathort



Andersons

Law Location Life

11 | Muir Way | Milnathort

Detached 4-bedroom Family villa, built by renowned developer Dundas Homes, with stunning countryside views, offering the perfect blend of contemporary design and luxurious living, set within the picturesque village of Milnathort.

Designed with modern family life in mind, the property boasts impressive open-plan living spaces ideal for both everyday living and entertaining, with quality fixtures and fittings throughout.

The accommodation comprises; Reception Hallway, Sitting/Dining Room, Open Plan Dining Kitchen, Utility Room, Store Room, WC/Cloakroom, Upper Landing, Master Bedroom (En Suite Shower Room), 3 Further Bedrooms and Family Bathroom.

Additionally, the home is complemented further by gardens to the front and rear, integral garage, electric vehicle charging point, solar panels and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the spacious reception hallway. There is Antico flooring, carpeted staircase to the upper level and doors providing access to the open plan sitting/dining room, open plan dining kitchen and wc/cloakroom.

Sitting/Dining Room

A large open plan reception room with carpeted flooring and windows to the front and sides with views towards the Lomond Hills.

Open Plan Dining Kitchen

An impressive open plan dining kitchen with contemporary storage units at base and wall levels, marble effect worktops, stainless steel 11/2 bowl sink and drainer and breakfast bar with seating for 4. Fitted appliances include fridge/freezer, dishwasher, oven and extractor fan. There is a window to the rear and open access into the dining area. The dining area has French doors into the rear garden, window to the side and door providing access to the utility room.

Utility Room

The utility room has a storage unit, worktop, stainless steel sink and drainer, spaces for a washing machine and tumble dryer, Antico flooring, door to the rear into the garden and door providing access into storage room.

WC/Cloakroom

The wc/cloakroom comprises; wc and wash hand basin. There is Antico flooring.

Upper Landing

The upper landing is carpeted and has doors to 4 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Master Bedroom

A bright and spacious master bedroom with stunning views to the side and front. There is carpeted flooring fitted double wardrobes and door to the en suite shower room.

En suite Shower Room

The en suite shower room has Antico flooring and comprises; shower, wc and wash

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The en suite shower room has Antico flooring and comprises; shower, wc and washhand basin. There is a window to the front.

Bedroom 2

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

Bedroom 3

A further double bedroom with window to the side with countryside views and carpeted flooring.

Bedroom 4

A fourth bedroom with carpeted flooring and window to the rear.

Family Bathroom

The family bathroom comprises; Bath with 'Mira Azora' Shower over, fitted wash hand basin with storage and wc. There is a window to the rear and Antico flooring.

Gardens

The rear West facing garden is fully enclosed and laid to lawn with a patio area, ideal for outdoor entertaining. The front garden is again laid to lawn.

Integral Garage

The integral garage has an up and over door to the front, power and light.

Mono Block Driveway

The mono block driveway to the front can accommodate 2/3 vehicles.

EVC Point

There is an electric vehicle charging point to the front.

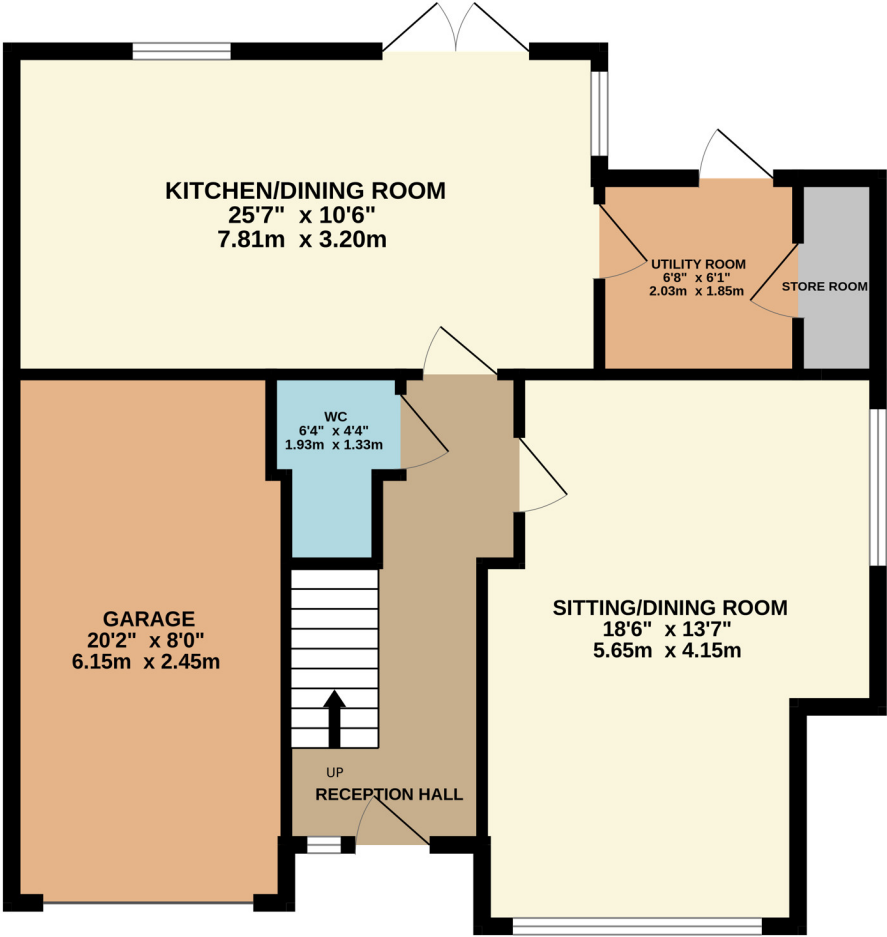
Heating

Gas central heating.

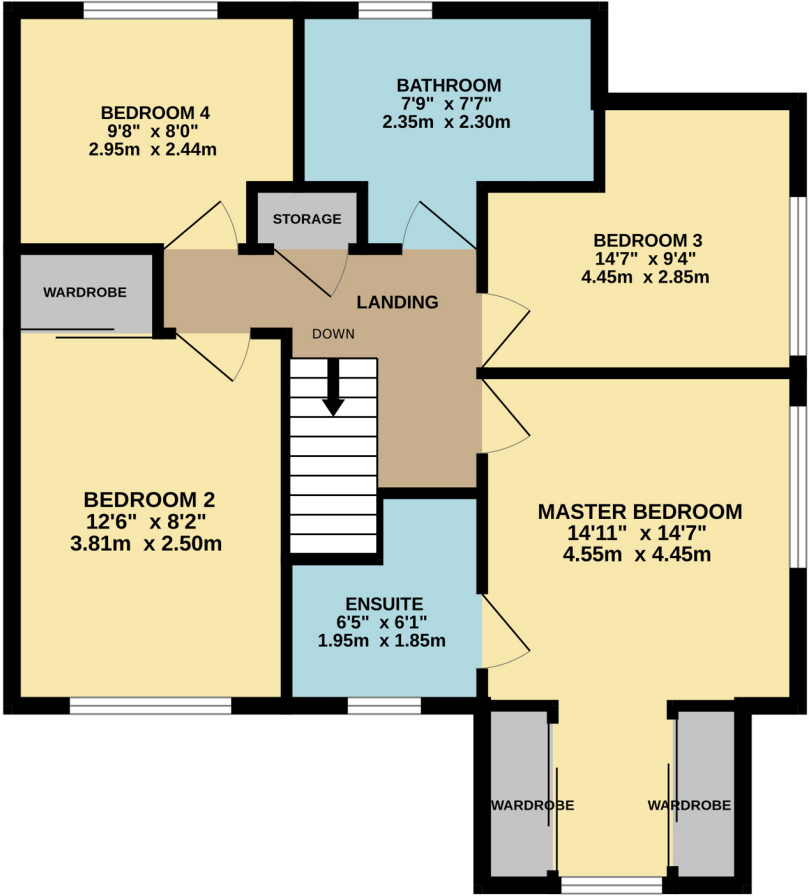
Solar panels

See home report.

GROUND FLOOR



1ST FLOOR



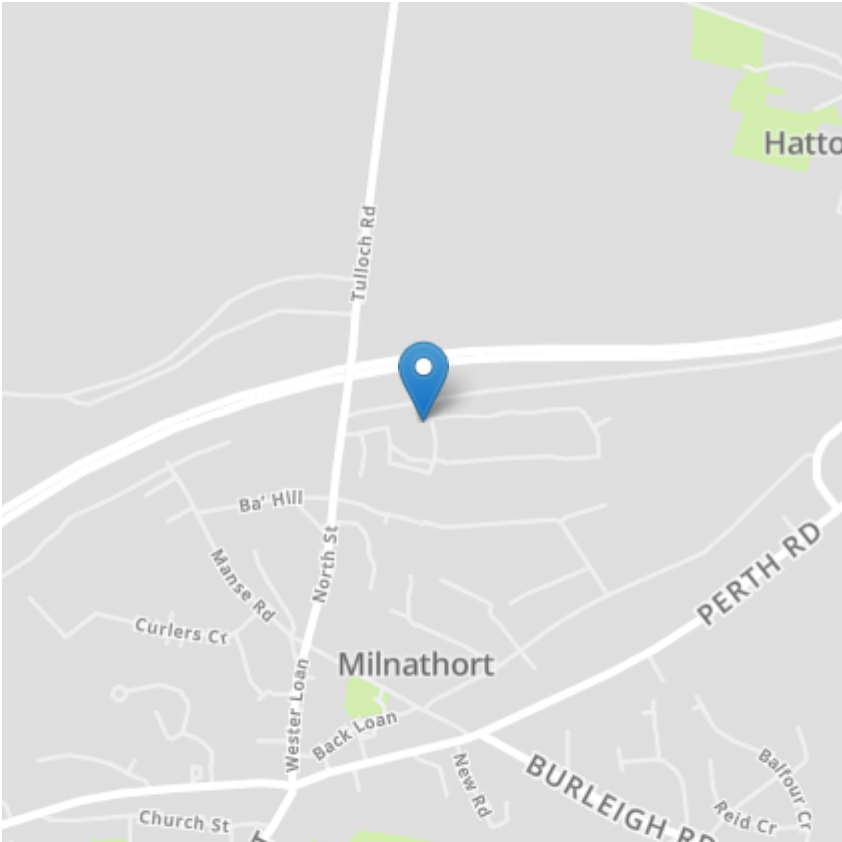
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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		
(81-91) B	83	83
(69-80) C		
(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

