

14 New Road, Milnathort



Law Location Life

14 | New Road | Milnathort

A Unique Opportunity to acquire this Detached Villa in the heart of Milnathort. The property requires full renovation throughout, but boasts immense potential to form a stunning family home, with flexible accommodation and a host of original features, including high ceilings and fireplaces.

Set on a large plot, with views towards Milnathort Golf Course, this property boasts a sizeable south-facing garden at the rear, offering plenty of potential for landscaping, gardening, or creating an outdoor living space.

Additionally there is a detached single garage and area suitable for parking 3 vehicles to the side.

The accommodation comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Dining Room, Family Room/Bedroom 3, Kitchen, WC Room, Upper Landing, Master Bedroom, Bedroom 2, Storage Room, Bathroom & WC Room.

Viewing is highly recommended.





Accommodation

Entrance Vestibule

Entry is from the front via storm doors into the entrance vestibule. There is tiled flooring and door with decorative stained glass insert providing access into the reception hallway.

Reception Hallway

Impressive reception hallway with feature staircase, alcove storage area, window to the front, carpeted flooring and doors providing access to the sitting room, dining room, family room/bedroom 3 and under stair storage cupboard.

Sitting Room

Large reception room with feature fireplace, Edinburgh Press and Bay window to the front. There is carpeted flooring.

Family Room/Bedroom 3

This room could be utilised as either a reception room or third bedroom. There is carpeted flooring, windows to the front and feature fireplace.

Dining Room

A formal dining room with large windows to the rear overlooking the garden, feature fireplace, Edinburgh Press, carpeted flooring and door to the kitchen.

Kitchen

The kitchen requires full upgrading and has a window and door to the rear, door to 2 storage cupboards and door providing access into the wc room.

WC Room

The wc room has a window to the side and wc.

Upper Level Landing

A magnificent gallery landing has feature stained glass window to the rear, window to the side, two further windows to the front and doors to two bedrooms, storage room, wc room and bathroom.

Master Bedroom

The master bedroom has two fitted cupboards, fireplace, carpeted flooring and windows to the front.

Bedroom 2

A large double bedroom with carpeted flooring, fitted storage cupboard and windows to the front and rear.

Storage Room

The storage room has access to the attic space.

Bathroom

The bathroom comprises; bath with shower over, chrome towel radiator, pedestal wash hand basin, window to the rear and access to storage cupboard.

WC Room

The wc room comprises; wc and window to the side.

Grounds & Garage

The property is set on a large plot, with South facing garden to the rear. Mainly laid to lawn the garden is enclosed. To the side of the property is an area of ground used for parking, this can accommodate 3 vehicles. There is a detached single garage to the side.

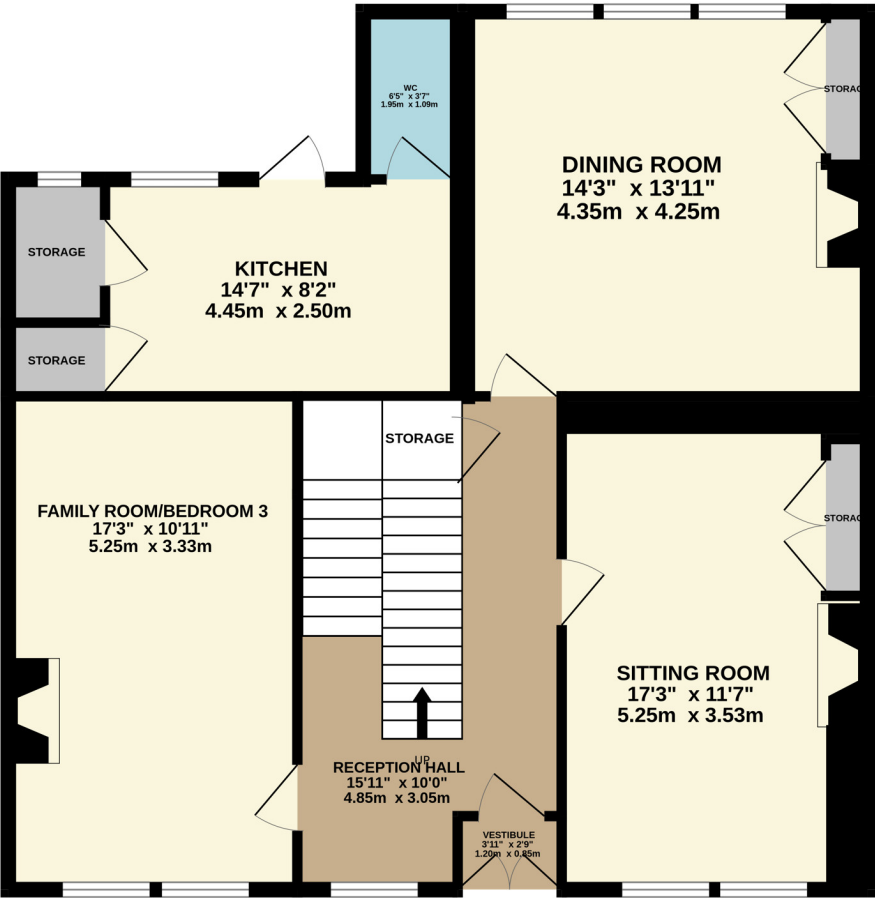
Cellar

The property benefits from a large cellar, accessed from the rear garden, with door and window to the rear.

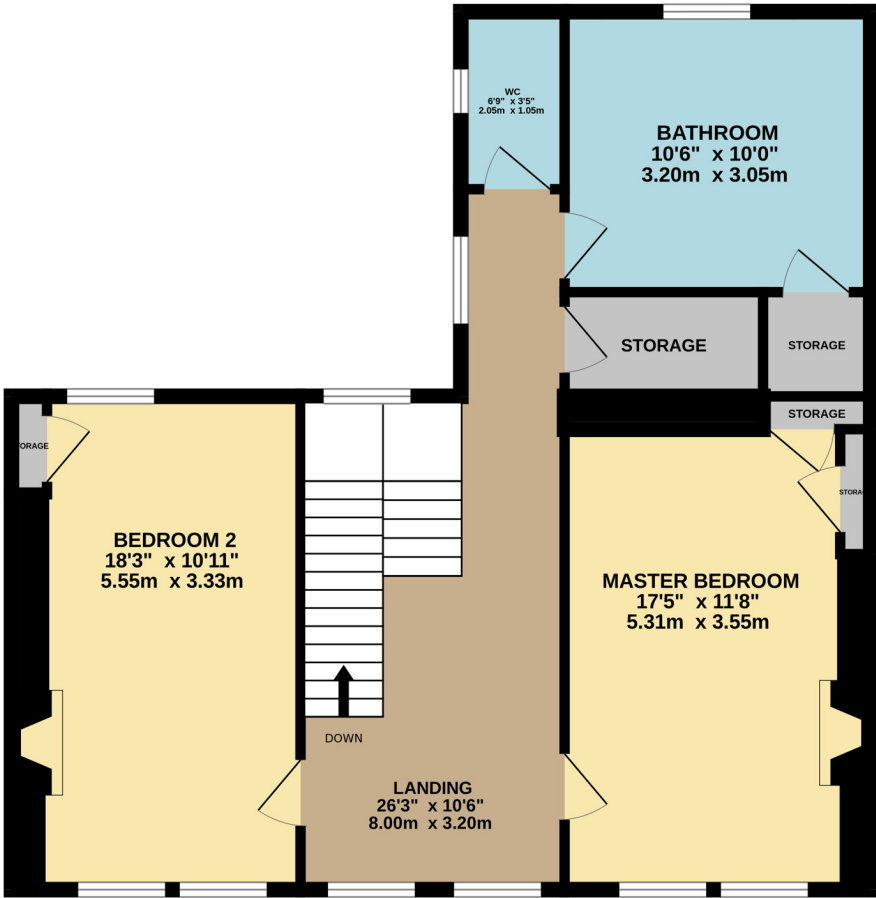
Heating and Services

See the home report.

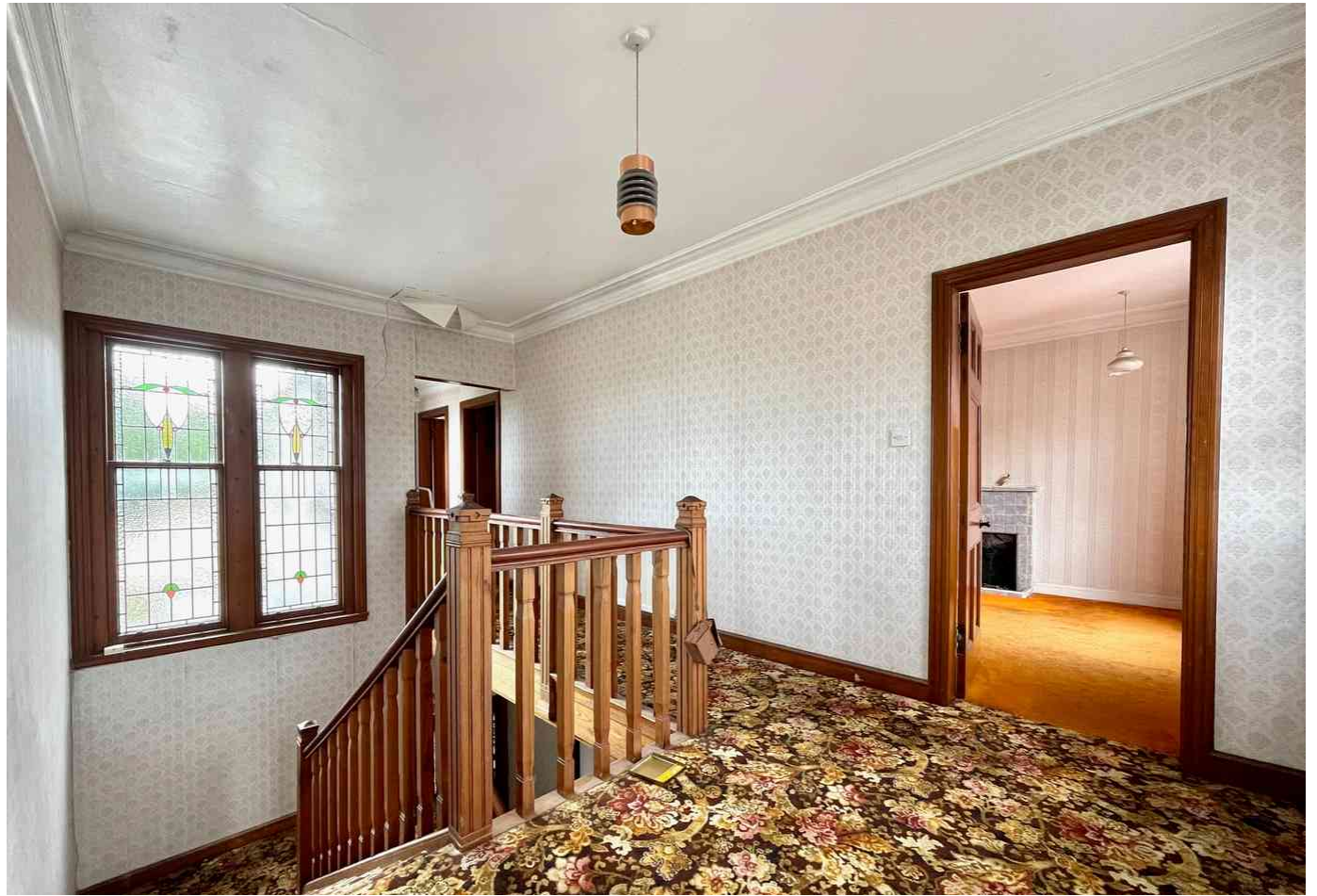
GROUND FLOOR



1ST FLOOR



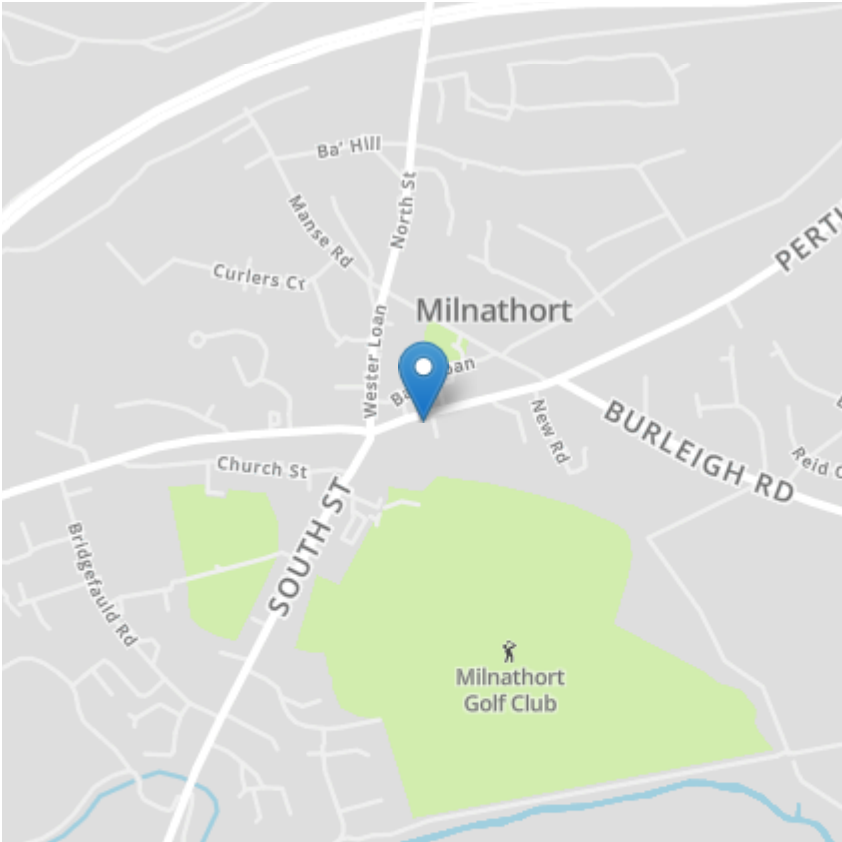
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025





NEW 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		68
	16	
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		53
	11	
England, Scotland & Wales		
EU Directive 2002/91/EC		

Andersons LLP
 40 High Street
 Kinross
 KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners
John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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