

23 Muir Way, Milnathort,



Law Location Life

# 23 | Muir Way | Milnathort |

Exceptional Detached Villa, built by Dundas Homes. The 'McArthur' is a stylish 5 bedroom property with luxury fixtures and fittings throughout and offers substantial and flexible family living. Situated in a quiet sought after residential location, within the Pace Hill Development, this property is close to all local amenities, schools and motorway access, providing the perfect home base for commuters.

The accommodation comprises; Reception Hallway, Sitting Room, Open Plan Kitchen/Dining/Family Room, Utility Room, WC/Cloakroom, Spacious Landing, Master Bedroom with Dressing Area and En Suite Shower Room, Guest Bedroom with En Suite Shower Room, 3 further Bedrooms and Family Bathroom.

The property further benefits from solar panels, 1.5 integral garage, driveway and South facing rear garden.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Reception Hallway

Entry is from the front into the spacious and bright reception hallway. There is Amtico flooring, staircase to the upper level and doors providing access to the sitting room, kitchen/dining/family room, wc/cloakroom and storage cupboard.

### Sitting Room

A good sized reception room with carpeted flooring and two windows to the front.

### Open Plan Kitchen/Dining/Family Room

A magnificent open plan room which comprises; a contemporary kitchen with ample storage units at base and wall levels, worktops, splashback, pan drawers and 1.5 bowl sink and drainer. Fitted 'Smeg' appliances include induction hob, extractor fan, microwave, oven, grill, dishwasher and fridge freezer. There is Amtico flooring throughout, two windows to the rear, door to utility room and open access into the dining/family room area. The dining area easily accommodates a large dining table and has a window to the rear and open access to the family room area. The family room area has French doors to the rear.

### Utility Room

The utility room has further storage units, sink and drainer, space for a washing machine and tumble dryer, door to the rear, window to the side and Amtico flooring. There are further doors to a storage cupboard and the integral garage.

### WC/Cloakroom

The wc/cloakroom comprises; a wall hung wash hand basin, wc, attractive contemporary tiling, large fitted wall mirror and Amtico flooring. There is a door into a large storage cupboard.

### Upper Level Landing

The carpeted staircase provides access to the large landing. The landing is again carpeted, with a window to the front, hatch to the attic space and doors providing access to the master bedroom, guest bedroom, bedrooms 3 & 4, family bathroom and storage cupboard.

### Master Bedroom & Dressing Area

The master bedroom is carpeted with two windows to the front and open access to a useful dressing room area, with two fitted wardrobes with sliding doors, window to the side and door to the en suite shower room.

### En Suite Shower Room

The en suite shower room comprises; a fitted wash hand basin and wc with storage, chrome towel radiator, walk in shower, attractive contemporary tiling, window to the rear and Amtico flooring.

### Guest Bedroom

A double guest bedroom with two windows to the front, carpeted flooring, fitted wardrobe with sliding mirrored doors and door to the en suite shower room.

### En Suite Shower Room

The en suite shower room comprises; fitted wash hand basin and wc with storage, shower cubicle, attractive contemporary tiling, window to the side and Amtico flooring.

### Bedroom 3

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

### Bedroom 4

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

### Bedroom 5

Currently utilised as an office, bedroom 5 has a window to the rear and carpeted flooring.

### Family Bathroom

The family bathroom comprises; fitted wash hand basin and wc with storage, shower cubicle, bath, chrome towel radiator, attractive contemporary tiling, window to the rear and Amtico flooring.

### Integral 1.5 Garage

The integral garage has a door to the front, access into the utility room, power and light.

### Gardens

A great feature of this property is the good sized rear South facing garden. Predominantly laid to lawn with a patio area and timber shed, there is scope for further landscaping with the significant further sloped garden area to the rear. The garden to the front is again mainly laid to lawn.

### Driveway

A mono block driveway to the front provides parking for 3 vehicles.

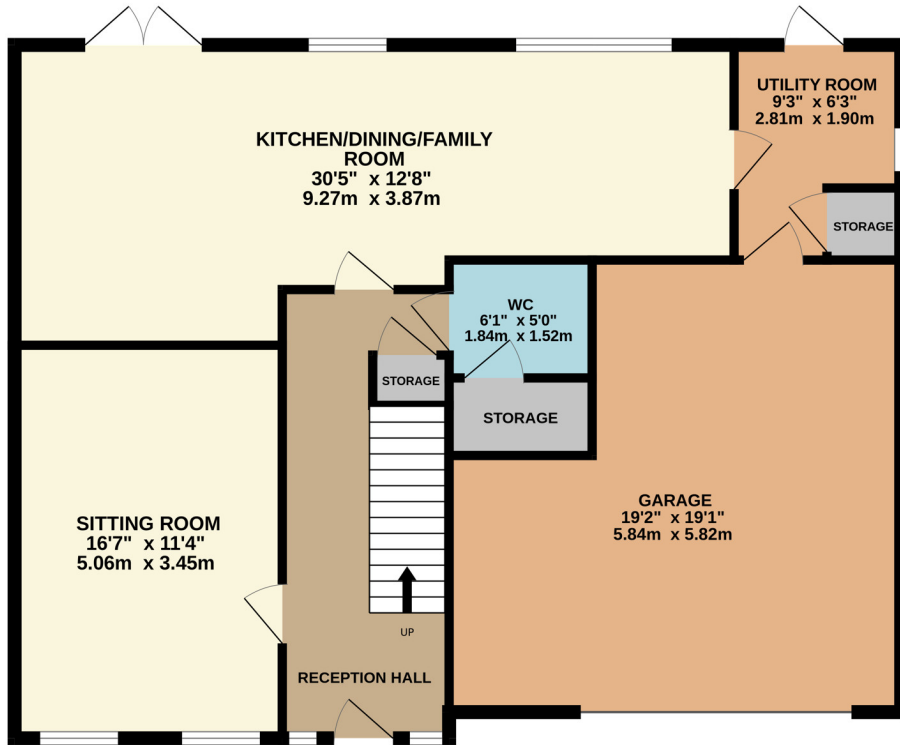
### Heating

Gas Central Heating.

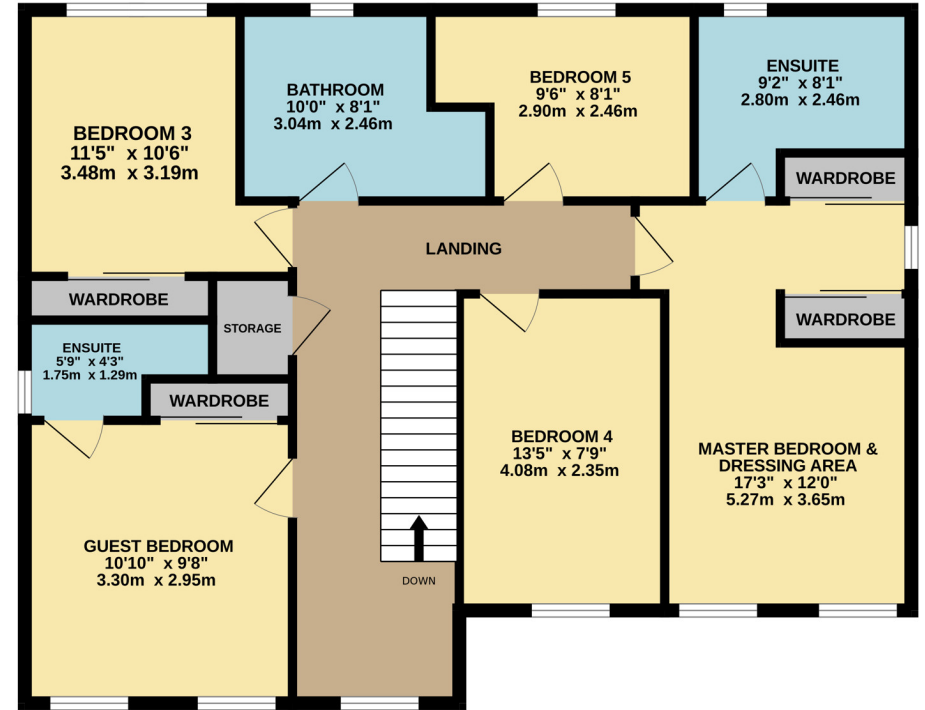
### Solar Panels

There are eight photovoltaic solar panels on the rear roof slope.

GROUND FLOOR



1ST FLOOR



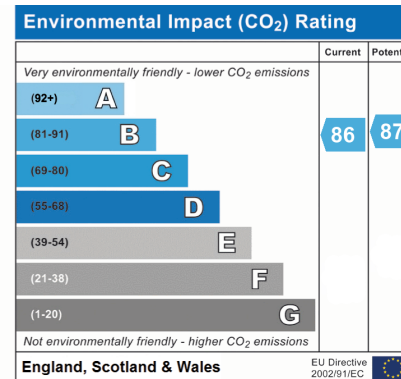
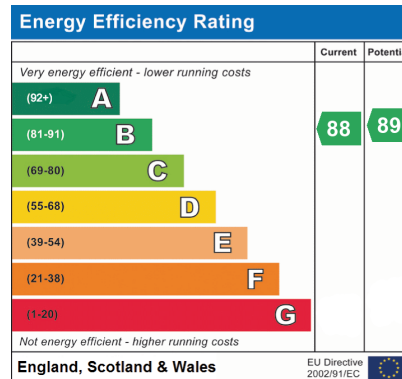
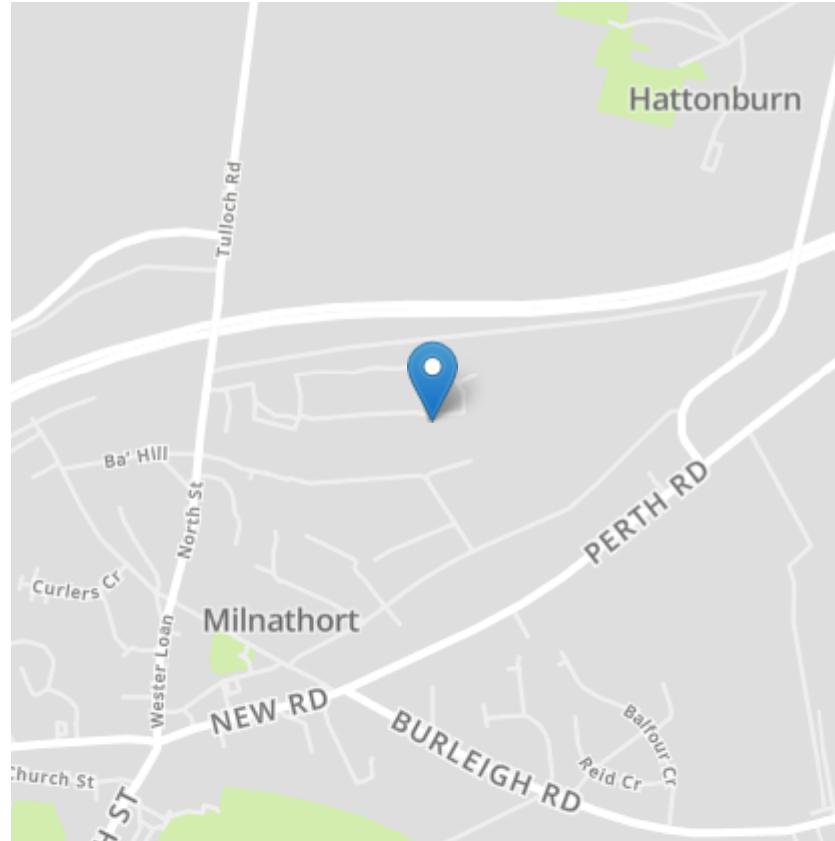
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

