

# 2 Pitdownies Avenue, Milnathort



Law Location Life



## 2 | Pitdownies Avenue | Milnathort

Set within an exclusive development built by Springfield Properties in 2022, this impressive Eco Friendly, 4 Bedroom Detached Villa offers contemporary living at its finest. Positioned on a generous corner plot, the home enjoys a peaceful yet convenient location within Milnathort, close to local amenities, schools, and excellent motorway links—ideal for commuters and families alike.

The Crail, is a stylish and beautifully presented property featuring luxury fixtures and fittings throughout, with a thoughtful layout designed to accommodate modern family life. The spacious and flexible accommodation comprises: Entrance Vestibule, Reception Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Utility Room, WC/Cloakroom, Landing, Master Bedroom with En Suite Bathroom, 3 further Bedrooms and Family Bathroom.

The property further benefits from attractive gardens to the front and rear, integral garage, mono block driveway, solar panels, Air Source Heat Pump and EV Charging Point.

Viewing is highly recommended and strictly by appointment only.





**Accommodation**

**Entrance Vestibule**

Entry is from the front into the entrance vestibule. There is a window to the side, carpeted flooring, doors to the storage cupboard and reception hallway.

**Reception Hallway**

The reception hallway provides access to the sitting room, open plan kitchen/dining room, wc/cloakroom, large under stair storage cupboard and carpeted staircase to the upper level. There is a window to the front and carpeted flooring.

**Sitting Room**

The sitting room has a window to the front and carpeted flooring.

**Open Plan Kitchen/Dining Room**

A luxury kitchen with contemporary storage units, worktops, splash back tiling and stainless steel 1 1/2 sink and drainer. Fitted appliances include, 'Electrolux' induction hob, microwave, oven, dishwasher, 'Hotpoint' full size fridge and ceiling extractor fan. There is a window to the rear, vinyl flooring, door into the utility room and open access into the dining area. The dining area can accommodate a large dining table. There are French doors to the rear into the garden and vinyl flooring.

**Utility Room**

The utility room has additional storage units, worktops, splash back tiling and stainless steel sink and drainer. There are spaces and plumbing for a washing machine, tumble dryer and freezer. Additionally, there is a window to the rear, door to the side into the garden, door providing access into the integral garage and vinyl flooring.

**WC/Cloakroom**

The wc/cloakroom has tiled flooring and part tiled walls and comprises; wall hung wash hand basin, wc, wall mirror and chrome towel radiator.

**Upper Level Landing**

The carpeted upper level landing provides access to 4 bedrooms, family bathroom and hatch to the attic space.

**Master Bedroom**

The master bedroom has a fitted wardrobe with sliding mirrored doors, window to the front, carpeted flooring and door to the en suite bathroom.

**En Suite Bathroom**

The en suite bathroom is tiled and comprises; jacuzzi bath with shower attachment, shower cubicle, wall hung wash hand basin, built in wc, towel radiator, LED wall mirror and Velux window to the front.

**Bedroom 2**

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

**Bedroom 3**

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

**Bedroom 4**

Bedroom 4 has a fitted wardrobe with sliding mirrored doors, window to the rear and carpeted flooring.

**Family Bathroom**

The family bathroom has part tiled walls, vinyl flooring and comprises; built in wc and wash hand basin with storage, bath with shower over, towel radiator, fitted wall mirror and 2 Velux windows to the front.

**Gardens**

The property is set in attractive gardens to the front and rear. The rear garden is fully enclosed with large lawn, sun deck with retractable side awning, 2 timber sheds and polytunnel. The front garden is laid to lawn with side borders of shrubs and plants.

**Integral Garage**

The integral garage is currently utilised as a gym with cushioned flooring, power, light and up and over door to the front.

**Driveway**

There is a mono block driveway to the front of the property, which can accommodate 2/3 vehicles.

**EV Charging Point**

There is an electric vehicle charging point to the side of the property.

**Solar Panels**

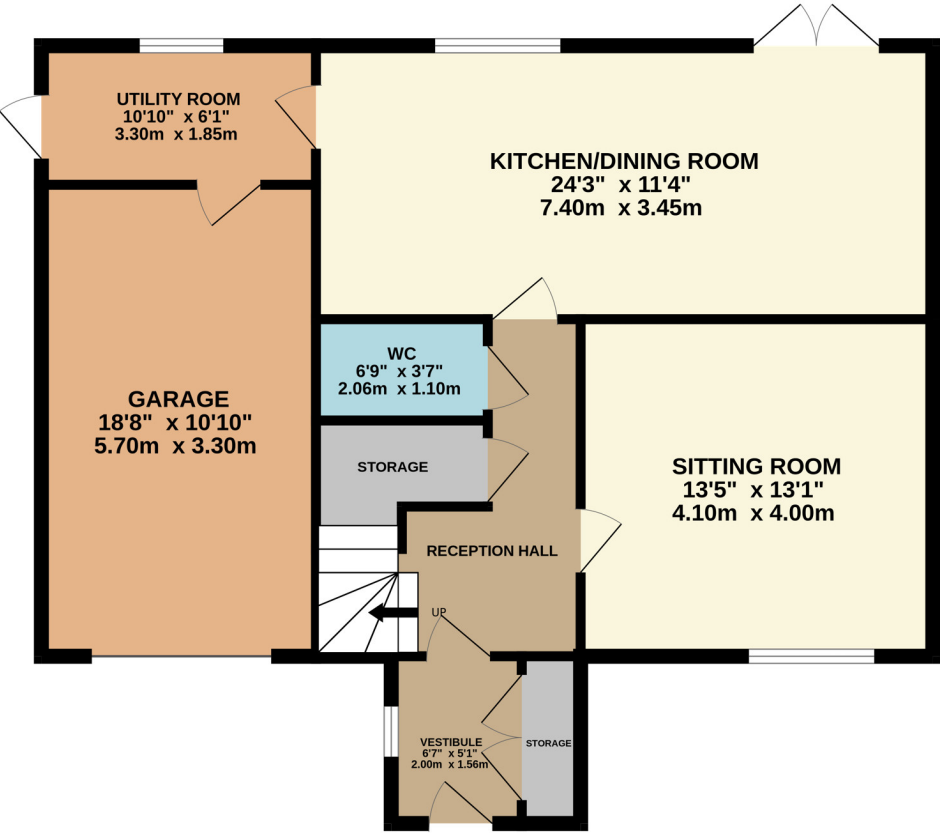
The solar panels are linked to a home battery system with a capacity of 18kWh which significantly reduces running costs by allowing the house to operate on cheap rate (7p per kW) electric during the daytime. The batteries also store excess electricity from the panels giving the benefit of being able to use it at night.

**Heating**

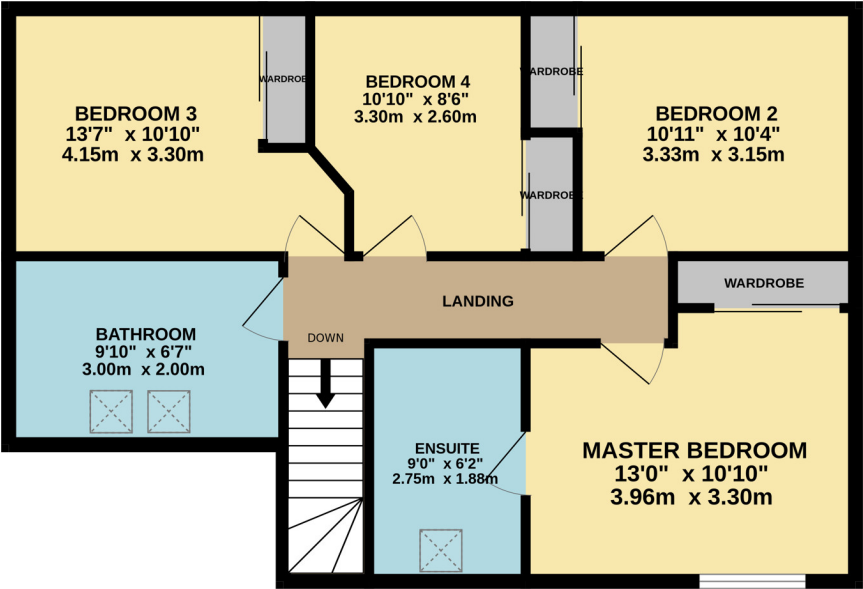
There is a Daikin air source heat pump to rear. There is a large heat store (hot water storage tank) located within the garage, these supply steel panel radiators, towel radiators and also provides domestic hot water



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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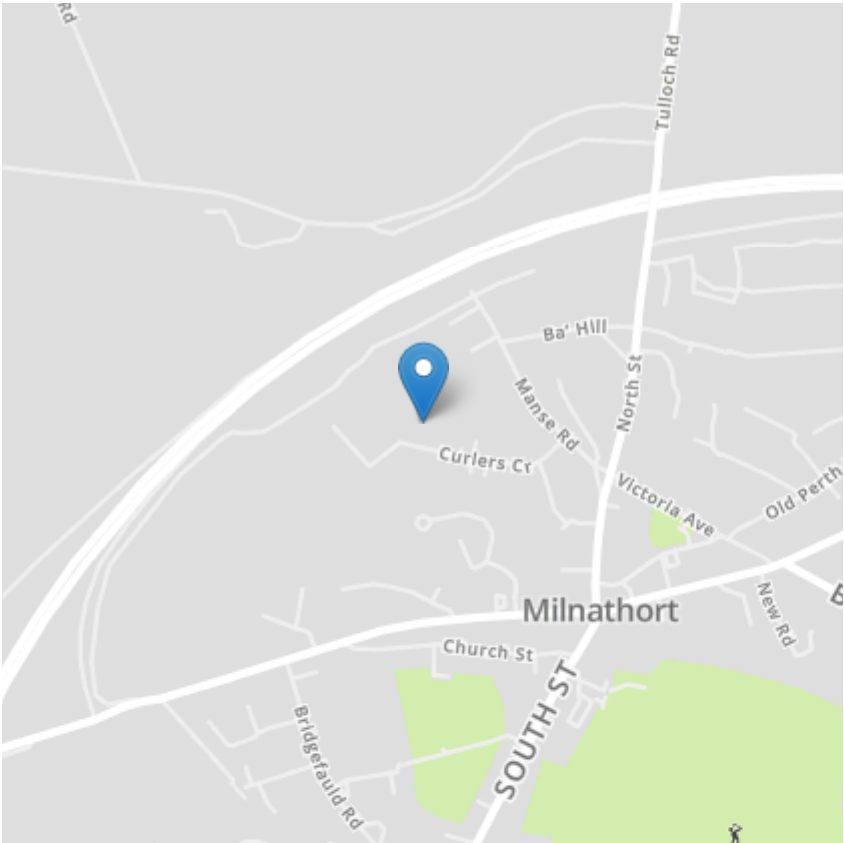






# PITDOWNIES AVENUE, MILNATHORT - A BETTER PLACE TO LIVE

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	89
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A	97	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

