

18 18 Mayfield Gardens, Milnathort



Law Location Life

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Excellently located, this Detached Bungalow offers spacious and well presented accommodation in a highly sought after residential area on the edge of Milnathort.

The property comprises of; Reception Hallway, Sitting/Dining Room, Dining Kitchen, Master Bedroom (En Suite Shower Room), 2 further Bedrooms and Family Bathroom.

Externally there are attractive gardens to the front and rear, integral garage and driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is gained from the front into the reception hallway. There is carpeted flooring and doors providing access to the sitting/dining room, dining kitchen, 3 bedrooms, family bathroom and storage cupboard.

Sitting Room/Dining Room

A spacious and bright reception room with carpeted flooring and large window formation to the front. This room incorporates both Sitting and Dining areas.

Dining Kitchen

A large Dining Kitchen with fitted storage units at base and wall levels, a 1 1/2 bowl sink unit and drainer, fitted gas hob with extractor over, oven and spaces and plumbing for other appliances. There is vinyl flooring, a door to the side into the garden and a window to the rear. The Kitchen easily accommodates a dining table.

Master Bedroom

A good sized Master Bedroom with carpeted flooring, fitted wardrobes, window to the rear and door to the En-Suite Shower Room.

En-suite Shower Room

The en suite shower room has tiled flooring and comprises; w.c, wash hand basin and shower cabinet with shower. There is a window to the side.

Bedroom 2

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

Bedroom 3

A third double bedroom with carpeted flooring, window to the front, fitted wardrobes with mirrored doors and hatch to the attic space.

Bathroom

The family bathroom is part tiled with vinyl flooring and comprises; w.c, bath with Triton Cara shower, wash hand basin and window to the side.

Garage

The property has an integral single garage with power and light.

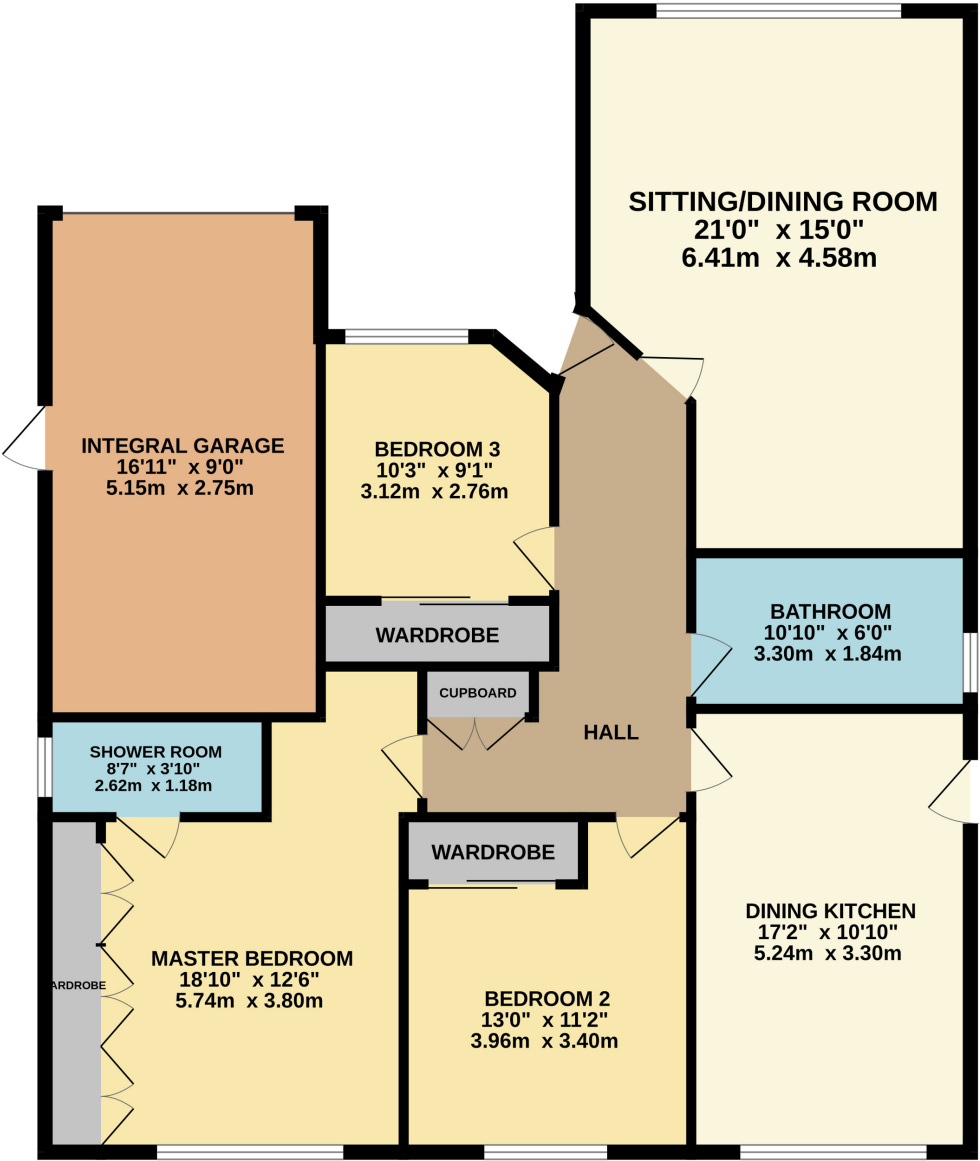
Garden & Driveway

The property is set on a very attractive plot with a lawned garden and monobloc driveway to the front. To the rear there is an enclosed garden with well stocked flower borders, sitting areas and lawned section accommodating a drying area.

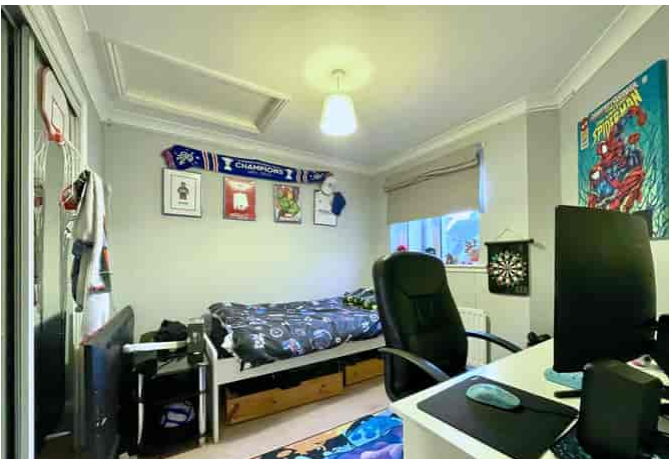
Heating

Gas central heating

GROUND FLOOR



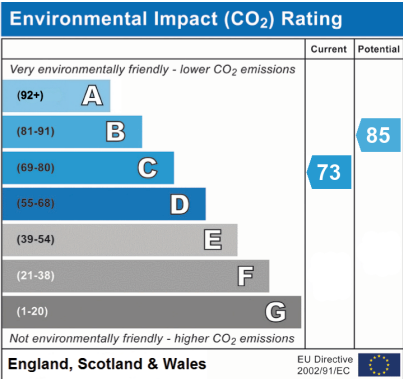
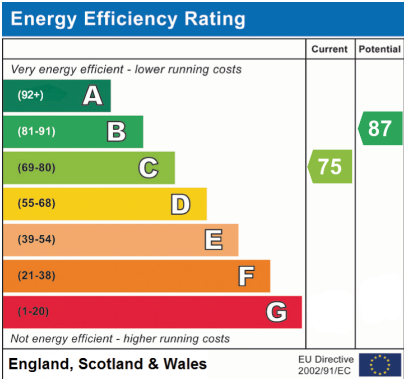
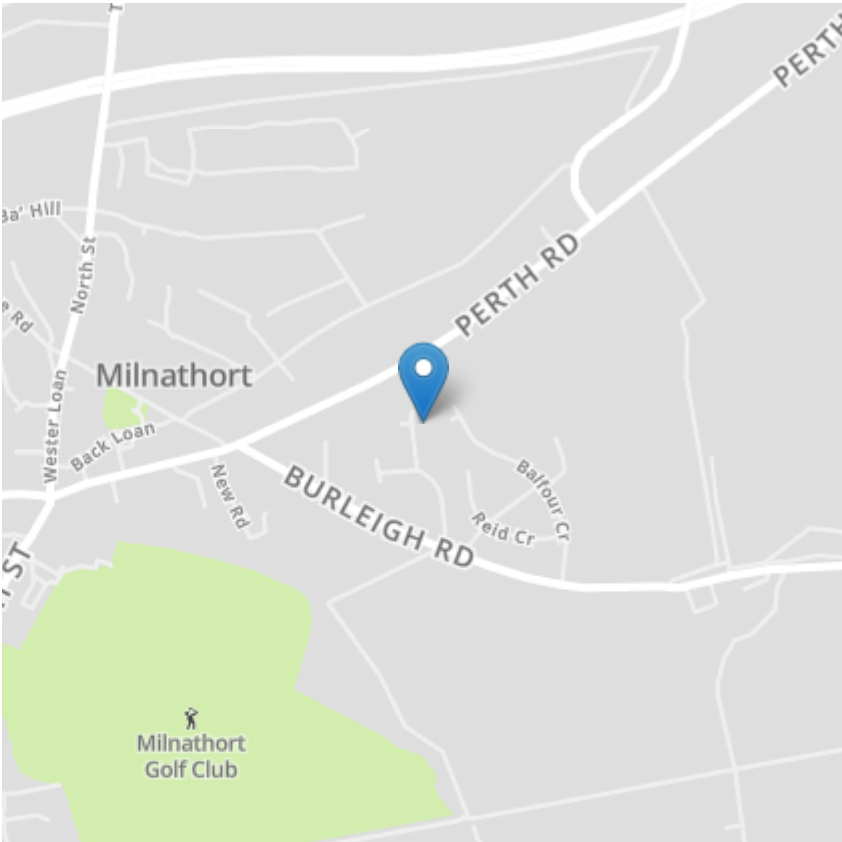
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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18 MAYFIELD GARDENS, 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 easily commutable and even Glasgow is only 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 very highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated schools including Dollar Academy are all within easy traveling 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 range a wide mix of clubs and organisations and it quickly becomes clear why Kinross-Shire is popular for the young and the 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

