

31 Auld Mart Road, Milnathort, Kinross-shire



Law Location Life

31 | Auld Mart Road | Milnathort | Kinross-shire

An excellently located Detached Bungalow in a prime residential area. Recently renovated to a high standard, the property is beautifully presented throughout.

The accommodation comprises; Reception vestibule, Hallway Sitting Room/Dining Room, Conservatory, Kitchen, Bathroom and 2 double Bedrooms.

The property is set in attractive gardens and has a detached garage and monobloc driveway and further benefits from a modern gas central heating system and double glazing.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into an entrance vestibule. A door provides access into the hallway.

Hallway

Providing access into the sitting room, kitchen, bedrooms, bathroom and two storage cupboards. There is a hatch to the attic.

Sitting Room/Dining Room

A generously proportioned sitting room with a large window to the front. Sliding patio doors into the conservatory. There is ample space for dining furniture.

Conservatory

Useful addition to the property with French doors to the side into the rear garden.

Kitchen

The attractive contemporary kitchen has storage units at base and wall levels, with a fitted gas hob, electric oven, stainless steel sink unit and drainer, plumbing for washing machine and space for other appliances. There are attractive worktops and complimentary splash back tiling and a window overlooking the rear garden.

Bathroom

Well proportioned modern bathroom comprising bath with shower over, glass shower screen, built in w.c and wash hand basin with storage and chrome towel radiator. There is a frosted window to the

front.

Master Bedroom

A good sized double bedroom with window to the rear. There is a fitted double wardrobe with sliding mirrored doors.

Bedroom 2

Again a well-proportioned double bedroom with window to the front. There is a large storage cupboard with a rail and shelving.

Loft

The loft provides excellent additional storage.

Gardens

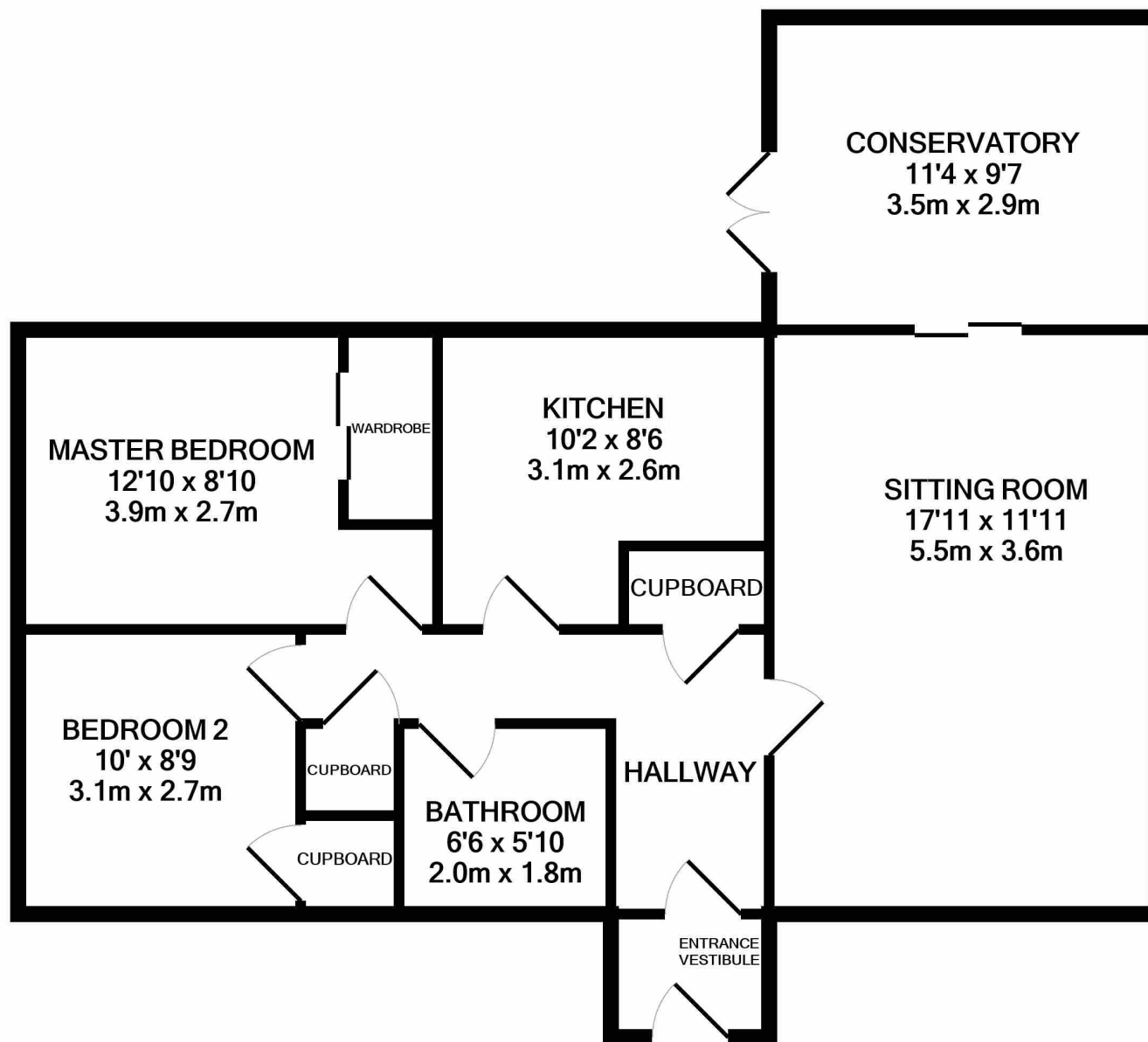
The property is set in attractive gardens to the front, sides and rear. The front garden is mainly lawned with mature shrubs and plants. To the rear the garden has a small lawned area and is predominantly patioed. There is a timber garden house and direct access to the detached garage and monobloc driveway.

Garage & Driveway

Situated to the side of the property is a detached garage with up and over door. There is also a door and window to the side, with access into the rear garden. Additionally, there is a monobloc driveway.

Heating

Gas Central Heating



TOTAL APPROX. FLOOR AREA 757 SQ.FT. (70.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

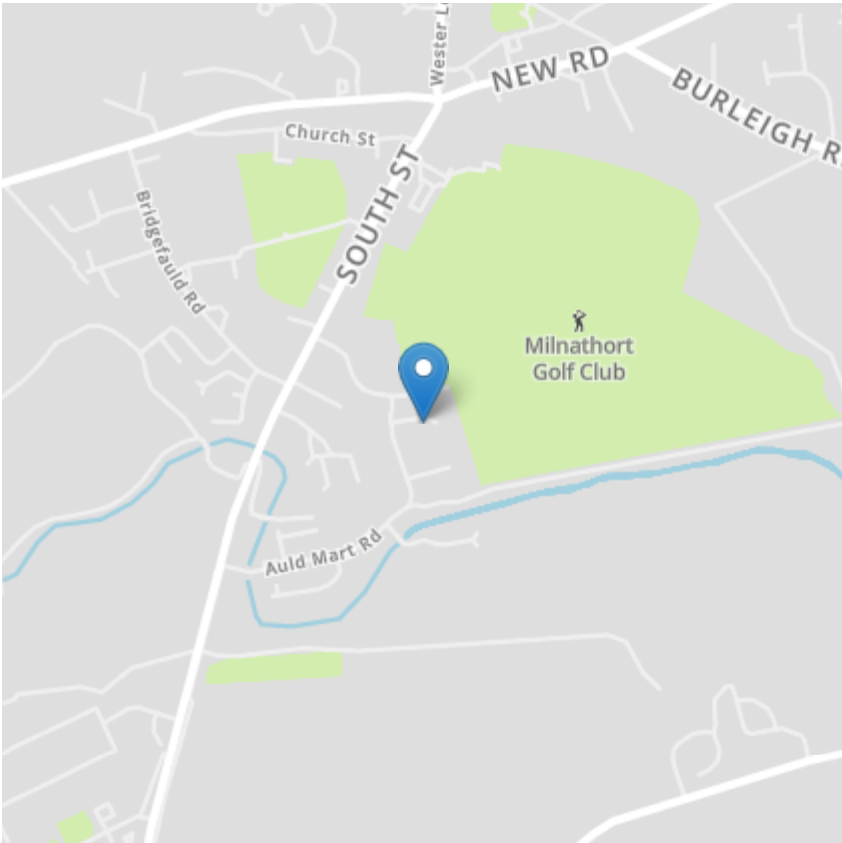
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AULD MART ROAD, KINROSS-SHIRE - A BETTER PLACE TO LIVE

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 been a popular location given its central position in relation to the major cities and town of east central Scotland. Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. The nearby town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross-shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this 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		
(92-100) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		