

32 Bridgefauld Road, Milnathort



Law Location Life

32 | Bridgefauld Road | Milnathort

An Excellently Appointed Semi-Detached Villa situated in a very popular residential location close to Milnathort Primary School.

Ideal for working from home or for a small business, the property also boasts a large timber Office and Garden Room.

The accommodation comprises; Entrance Hall, Sitting/Dining Room, Kitchen with adjacent Utility Room, 2 Double Bedrooms and Family bathroom.

Additionally there are gardens to the front and rear, large storage shed and driveway.

Early viewing of this property is highly recommended and strictly by appointment only.





Accommodation

Entrance Hall

Entry is gained to the front into the reception hall. There is a door providing access into the sitting/dining room and carpeted staircase to the upper level.

Sitting/Dining Room

A spacious and bright reception room with window to the front, log burning stove and feature shelved display alcove. This room can incorporate a dining section if so required. There is a door providing access to the kitchen.

Kitchen

An attractive bright kitchen fitted with storage units at base and wall levels, butcher-block style worktop surfaces and with an integrated electric hob with extractor over and a fitted oven. There are spaces and plumbing for other appliances including dishwasher and spaces for fridge and freezer etc. There is a window to the rear, overlooking the garden. The kitchen gives open plan access to the utility room which also incorporates a storage area.

Utility Room

The utility area has a doorway to the side, plumbing for automatic washing machine and space for tumble dryer. The adjacent section is utilised as a storage area.

Upper Level

The upper level has a window to the side and doors providing access to 2 double bedrooms and family bathroom.

Master Bedroom

A large front facing double bedroom with fitted wardrobe/storage cupboard and additional press cupboard.

Bedroom 2

Another spacious room, this double bedroom overlooks the rear garden and has a fitted double wardrobe and space for free standing furniture.

Bathroom

The contemporary bathroom is partly tiled and comprises a three piece suite of w.c, counter top wash hand basin with storage below, a bath with shower over and window to the side.

Gardens

The property is set in a generous plot. To the front there is a lawned garden with well-stocked flower borders. There is also a driveway providing off-street parking. The south west facing rear garden is a sun trap, with space for a lawn area and access to the large timber garden room/office with storage area. There is also a large timber outbuilding providing excellent additional storage.

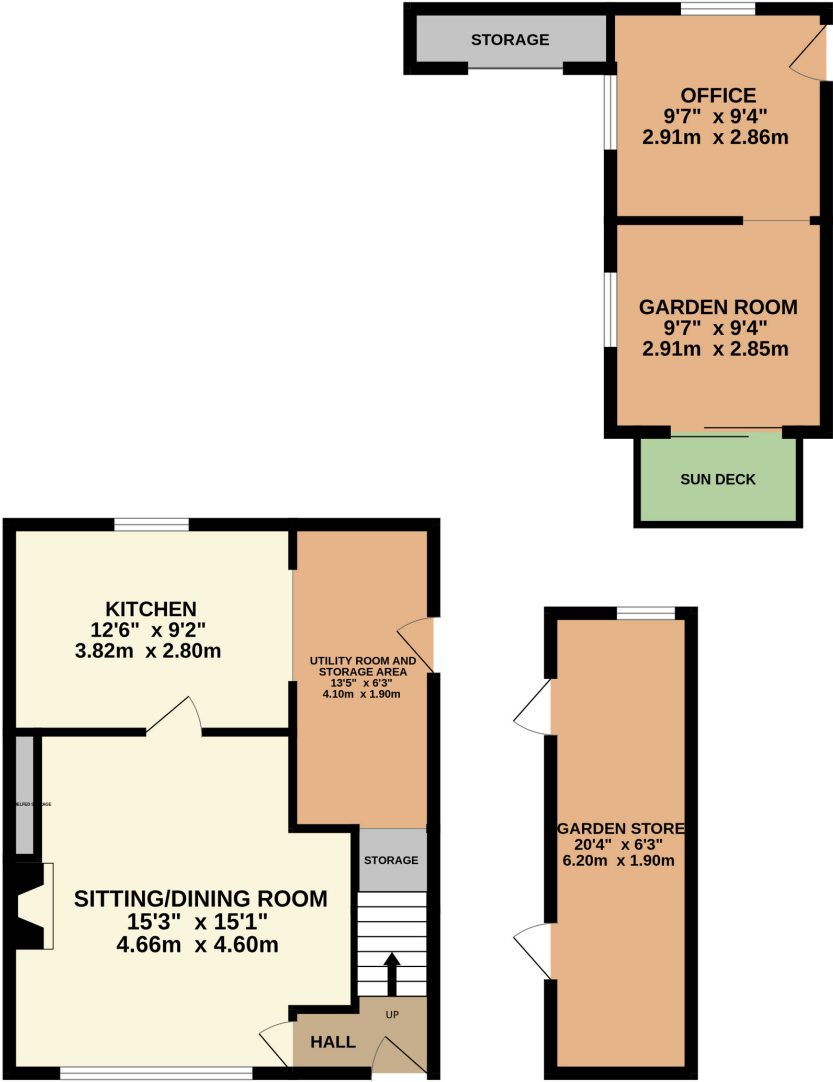
Timber Office & Garden Room

The fully insulated office and garden room has windows to the sides and rear, patio door to the front and additional door to the side. There is electric heating, power and light.

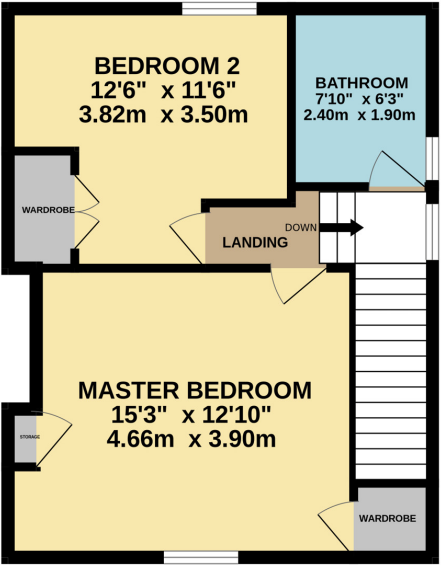
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

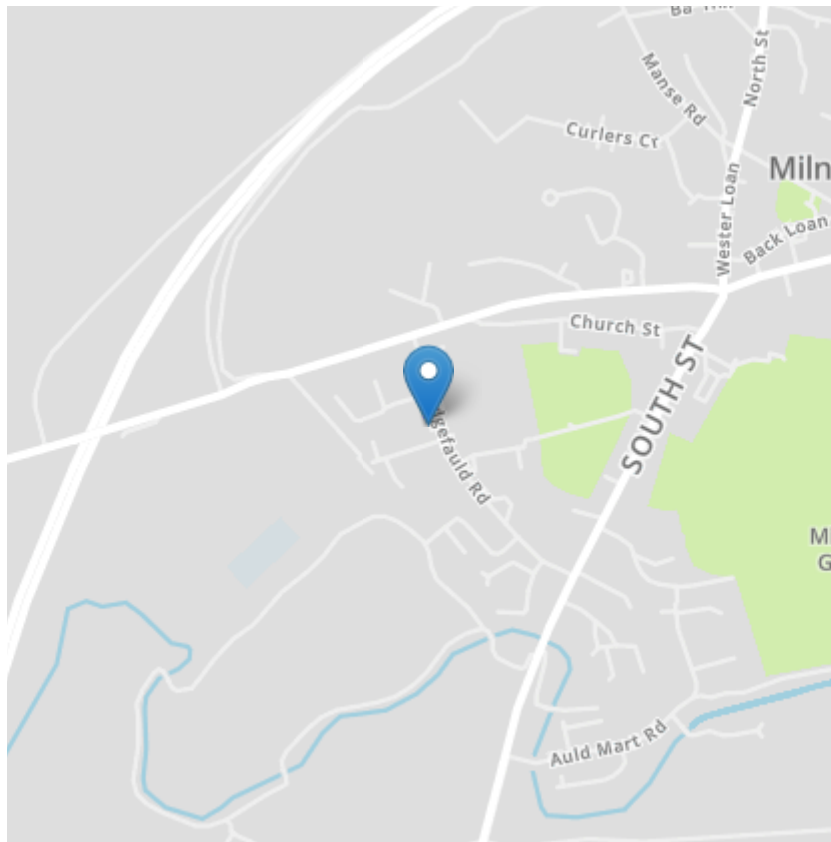






BRIDGEFAULD ROAD, MILNATHORT - A BETTER PLACE TO LIVE

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.



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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

