

48 Church Street, Milnathort



Andersons

Law Location Life

48 | Church Street | Milnathort

Delightful Extended End Terrace Cottage, beautifully presented throughout and offering deceptively spacious accommodation.

This traditional property is situated in the heart of Milnathort, close to all local amenities and schools and comprises; Entrance Hallway, Sitting Room, Inner Hallway, Kitchen, Large Conservatory, Bathroom, Upper Landing, 3 Bedrooms and Shower Room.

Additionally the property also benefits from an attractive and enclosed rear garden and ample on street parking the the front of the property.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into entrance hallway. There is laminate flooring, carpeted staircase to the upper level and door providing access into the sitting room.

Sitting Room

A good sized reception room with window to the front with storage below, fireplace with multi fuel stove, under stair storage cupboard, engineered wood flooring and door to the inner hallway.

Inner Hallway

The inner hallway provides access to the bathroom and kitchen and has engineered wood flooring.

Kitchen

A modern kitchen with storage units at base and wall levels, worktops, splash back tiling and stainless steel 1 1/2 bowl sink and drainer. There is a 'Belling' range with gas hob and extractor fan, space and plumbing for appliances, vinyl floor tiles and open access into the conservatory.

Conservatory

A lovely addition to the property is this large conservatory, providing additional reception space all year round. There is Karndean flooring, windows and French doors to the front, providing access into the rear garden.

Bathroom

The bathroom has laminate flooring and comprises; built in wash hand basin with storage, wc, bath and window to the side.

Upper Landing Level

The spacious upper landing provides access to 3 bedrooms, shower room and the hatch to the attic space. There is carpeted flooring and a Velux window.

Master Bedroom

A double bedroom with carpeted flooring, window to the front, fitted double wardrobe with sliding doors, fitted shelving and storage cupboard.

Bedroom 2

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

Bedroom 3

A single bedroom with window to the rear, carpeted flooring and fitted double wardrobe.

Shower Room

The shower room has vinyl flooring and comprises; shower, pedestal wash hand basin and wc.

Garden

The property has an attractive enclosed garden to the rear. There is a mono block patio area, perfect for outdoor dining, lawn area, plants, tree, shrubs and flowers and timber shed.

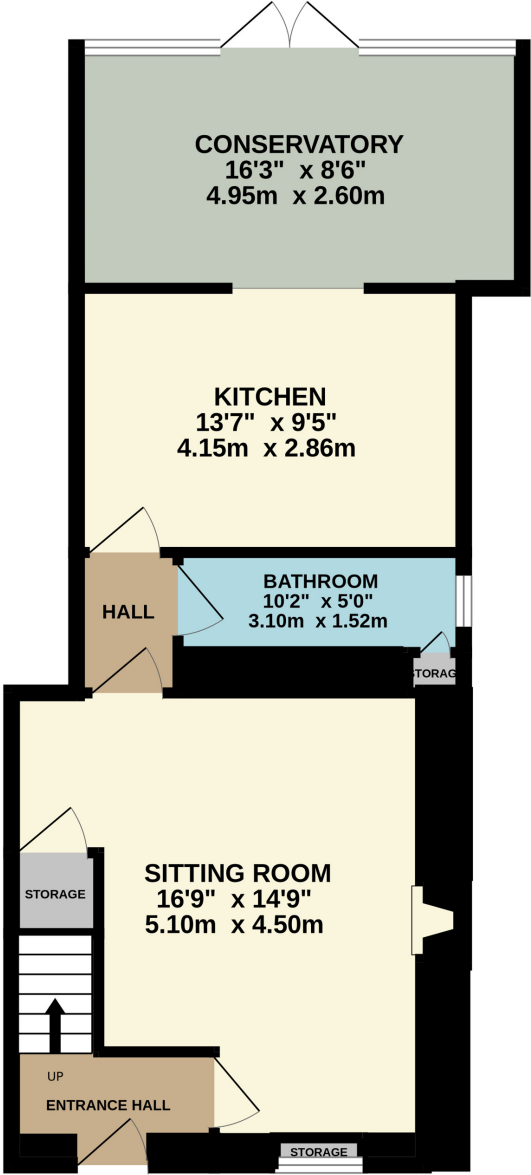
Parking

There is ample on street parking directly to the front of the property.

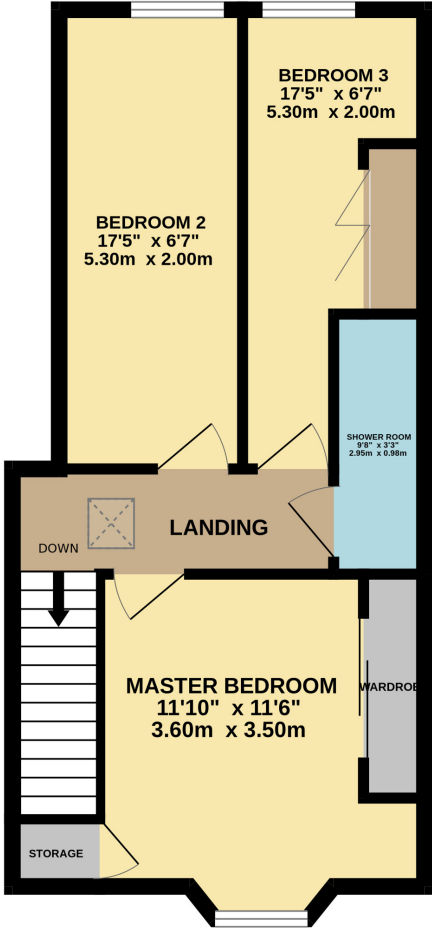
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



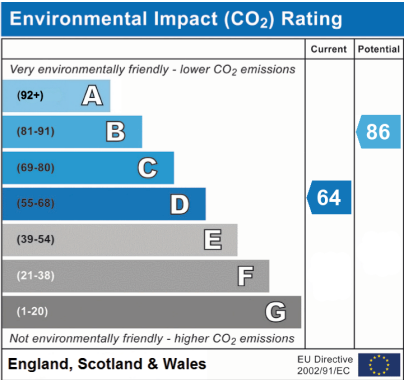
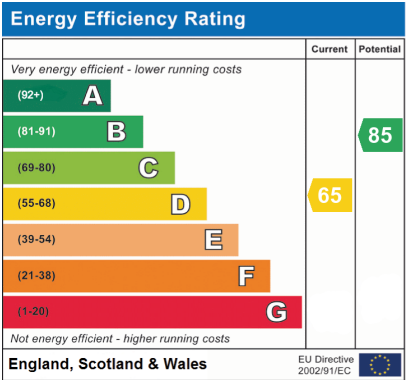
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners
John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

