

# Easthaven

## 2 Springbank Lane, Milnathort



**Andersons**

Law Location Life

# Easthaven | 2 | Springbank Lane | Milnathort

Enjoying a peaceful setting within the popular village of Milnathort, this well-proportioned Detached Bungalow offers spacious and flexible family accommodation, set within a large plot with mature gardens to the rear and sides.

The property is thoughtfully laid out and comprises; Entrance Vestibule, Reception Hallway, Sitting Room, Dining Room, Dining Kitchen, Utility Room, Master Bedroom (En Suite), 3 further Bedrooms and Family Bathroom.

Externally, the property benefits from attractive gardens to the rear and sides, offering privacy and space for outdoor enjoyment. A detached double garage and private driveway providing excellent parking and storage.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the entrance vestibule. There is carpeted flooring, storage cupboard and door providing access into the reception hallway.

### Reception Hallway

The reception hallway is carpeted with doors providing access into the sitting room, dining kitchen, master bedroom, 3 further bedrooms, family bathroom, storage cupboard and hatch to the attic.

### Sitting Room

A great sized reception room with carpeted flooring, large window to the front and open access into the dining room.

### Dining Room

A formal dining room with carpeted flooring, patio door to the rear into the garden and door providing access into the dining kitchen.

### Dining Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling, breakfast bar with seating for 4 and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances included double oven, electric hob, extractor fan and spaces for appliances. There is a window to the rear, tiled flooring and door to the utility room.

### Utility Room

The utility room has further storage units, worktop, stainless steel sink and drainer, splashback tiling, spaces for appliances, tiled flooring and door providing access into the rear garden.

### Master Bedroom

A double bedroom with window to the front, carpeted flooring, fitted wardrobes with sliding mirrored doors and door providing access into the utility room.

### En Suite Shower Room

The en suite shower room comprises; wc, pedestal wash hand basin, shower cubicle with 'Mira 415' shower, window to the side and tiled flooring.

### Bedroom 2

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

### Bedroom 3

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

### Bedroom 4

A fourth bedroom with window to the rear, walk in wardrobe and carpeted flooring.

### Family Bathroom

The tiled family bathroom comprises; wc, pedestal wash hand basin, corner bath with 'Mira Excel' shower over, chrome towel radiator and window to the side.

### Gardens

The property benefits from enclosed gardens to the rear and sides. The rear garden is predominantly laid to lawn, with patio area and 2 large timber sheds.

### Double Garage

A detached double garage with electric door to the front, door and window to the side, electric and light.

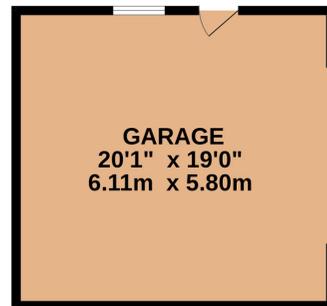
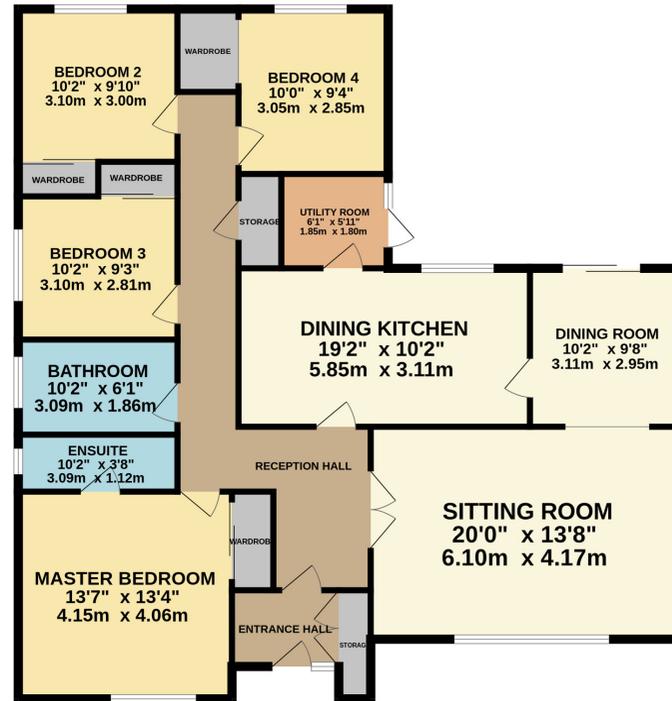
### Driveway

There is a driveway to the front of the property.

### Heating

Gas central heating.

GROUND FLOOR

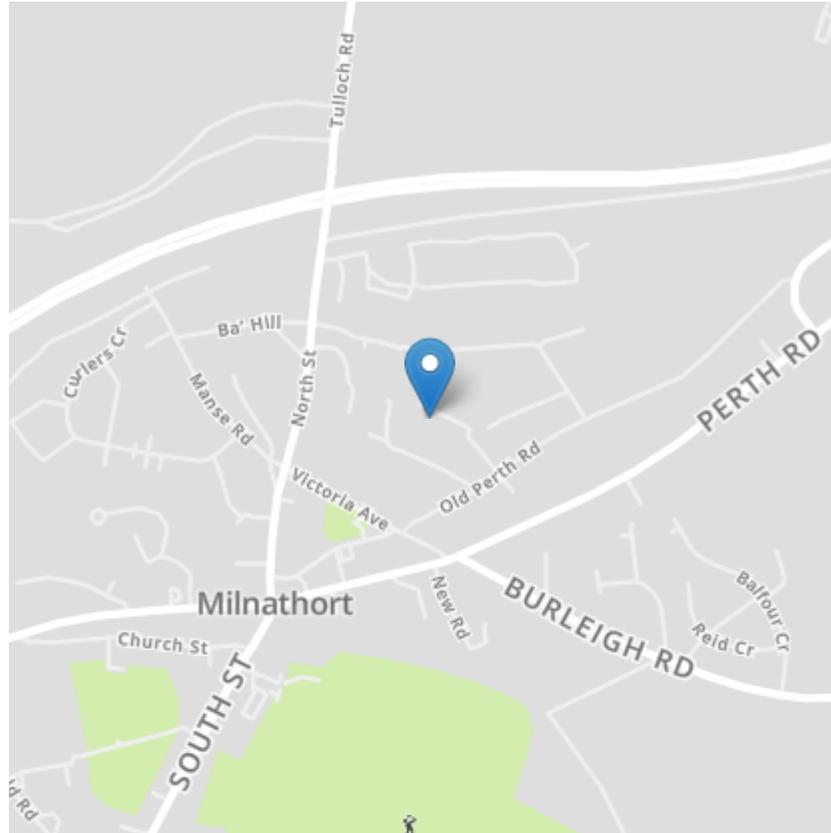






# SPRINGBANK LANE, MILNATHORT - A BETTER PLACE TO LIVE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(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		
(81-91)	B		
(69-80)	C	75	76
(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	

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#### Partners

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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

