

11 Viewfar Road, Milnathort,



Law Location Life

11 | Viewfar Road | Milnathort |

A Well Presented 3 Bedroom First Floor Apartment, ideal for First Time Buyers or Buy to Let Investors, situated in the sought after Village of Milnathort.

The generous accommodation comprises; Entrance Hallway, Landing, Sitting/Dining Room, Breakfasting Kitchen, 3 Bedrooms and Shower Room.

The property further benefits from a sizable private rear garden and ample on street parking to the front.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the side in the entrance hallway. There is a staircase to the upper level.

Landing

The landing provides access to the sitting/dining room, 3 bedrooms, shower room and 2 storage cupboards. There is a window to the side and hatch to the attic space.

Sitting/Dining Room

A great sized reception room with window to the rear over looking the garden and door to the breakfasting kitchen.

Breakfasting Kitchen

The kitchen has storage units at base and wall levels, tiling, worktops and stainless steel sink and drainer. Fitted appliances include oven, electric hob and extractor fan, with spaces and plumbing for other appliances. There is a storage cupboard, window to the front and space for a small breakfasting table or breakfast bar.

Master Bedroom

The master bedroom is a double bedroom with window to the front.

Bedroom 2

A further double bedroom with window to the rear and walk in wardrobe with rail and shelving.

Bedroom 3

A third bedroom with window to the rear.

Shower Room

A modern shower room which comprises; wc, wash hand basin with storage, shower with Mira Sport shower, chrome towel radiator and window to the front.

Garden

The property benefits from a sizable private garden to the rear.

Parking

There is ample on street parking available to the front.

Heating

Gas central heating.

This floor plan shows a 3-bedroom house with a sitting/dining room, kitchen, shower room, and entrance hall. The layout includes a master bedroom, two other bedrooms, a sitting/dining room, a kitchen, a shower room, and an entrance hall. There are also several storage areas and a staircase.

MASTER BEDROOM
13'7" x 9'4"
4.15m x 2.85m

SHOWER ROOM
6'5" x 5'5"
1.96m x 1.65m

KITCHEN
9'9" x 8'3"
2.96m x 2.51m

STORAGE

UP

ENTRANCE HALL

BEDROOM 2
12'10" x 9'4"
3.91m x 2.85m

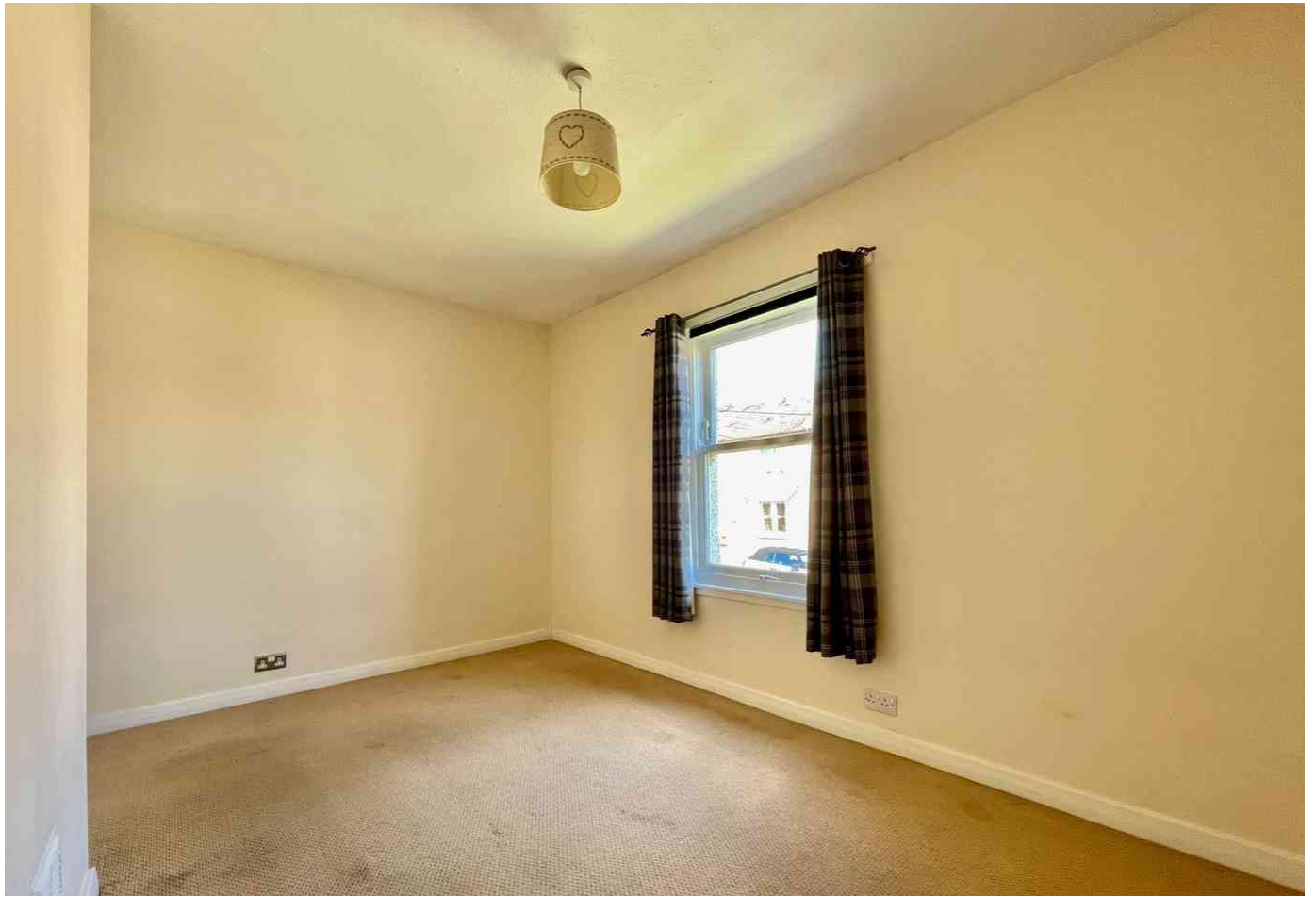
BEDROOM 3
12'10" x 7'3"
3.91m x 2.20m

SITTING/DINING ROOM
16'1" x 11'8"
4.90m x 3.55m

STORAGE

UP

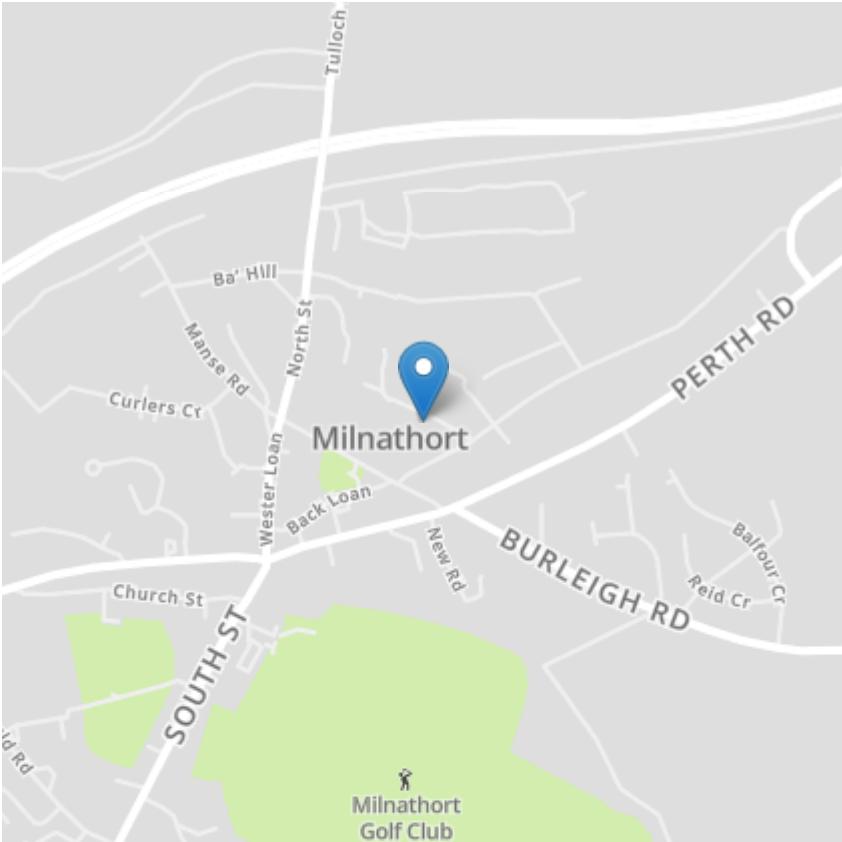
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VIEWFAR ROAD, - A BETTER PLACE TO LIVE

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 | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 71 | 74 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 76 | 82 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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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