

11 Stirling Road, Milnathort,



**Andersons**

Law Location Life



# 11 | Stirling Road | Milnathort |

A Charming Traditional End Terrace Villa, situated close to all local amenities in the heart of Milnathort. This beautifully presented property is full of character and offers scope for further extension (subject to planning).

The accommodation comprises; Entrance Vestibule, Open Plan Kitchen/Dining/Sitting Room, Utility Cupboard, Inner Hallway, 2 Double Bedrooms, Family Bathroom & Attic Room.

Externally the property benefits from an attractive South facing rear garden with summer house/office and enclosed garden to the front.

Viewing is highly recommended and strictly by appointment only.





## Accommodations

### Entrance Vestibule

Entry is from the front into the entrance vestibule. There are windows to each side and door providing access into the open plan kitchen/dining/sitting room.

### Open Plan Kitchen/Dining/Sitting Room

The open plan kitchen/dining/sitting room is a perfectly designed reception and kitchen area that flows superbly, allowing for modern day living. This excellent use of space comprises of a cozy sitting room area, complete with wood burning stove with ceramic sleeper style mantle, large window to the front and door to the inner hallway. The dining room area is also the perfect spot to work from, with built in storage cupboards, window to the rear overlooking the pretty South facing garden and direct access into the kitchen. The contemporary kitchen has storage cupboards at base and wall levels, with rustic shelving, worktops and splash back tiling. There is a 1 1/2 bowl sink and drainer, double oven with electric hob and space for a washing machine and fridge/freezer. A door provides access into the rear garden.

### Inner Hallway & Utility Cupboard

The inner hallway has a window to the side, staircase to the upper level and open access to a handy Utility cupboard.

### Upper Level

The upper level landing provides access to 2 double bedrooms, family bathroom and fixed ladder to the open attic room.

### Master Bedroom

A double bedroom with two windows to the front and space for a large double wardrobe.

### Bedroom 2

A further double bedroom with lovely views over the rear garden.

### Family Bathroom

A good sized family bathroom which comprises; bath with shower over, wash hand basin with storage, wc and chrome towel radiator. There is a window to the rear.

### Attic Room

This space offers scope for further development (subject to planning consents). There are two Velux windows to the rear, powder and light.

### Gardens

The excellent South facing rear garden is low maintenance with patio areas, artificial grass, raised planters with an array of flowers, shrubs and trees and a timber summer house which could be utilised as a home office, with double insulated walls, power and light. There is a further timber shed which again has power. The front garden is fully enclosed by a stone wall and has artificial grass and further raised planters with plants, shrubs and flowers.

### Heating

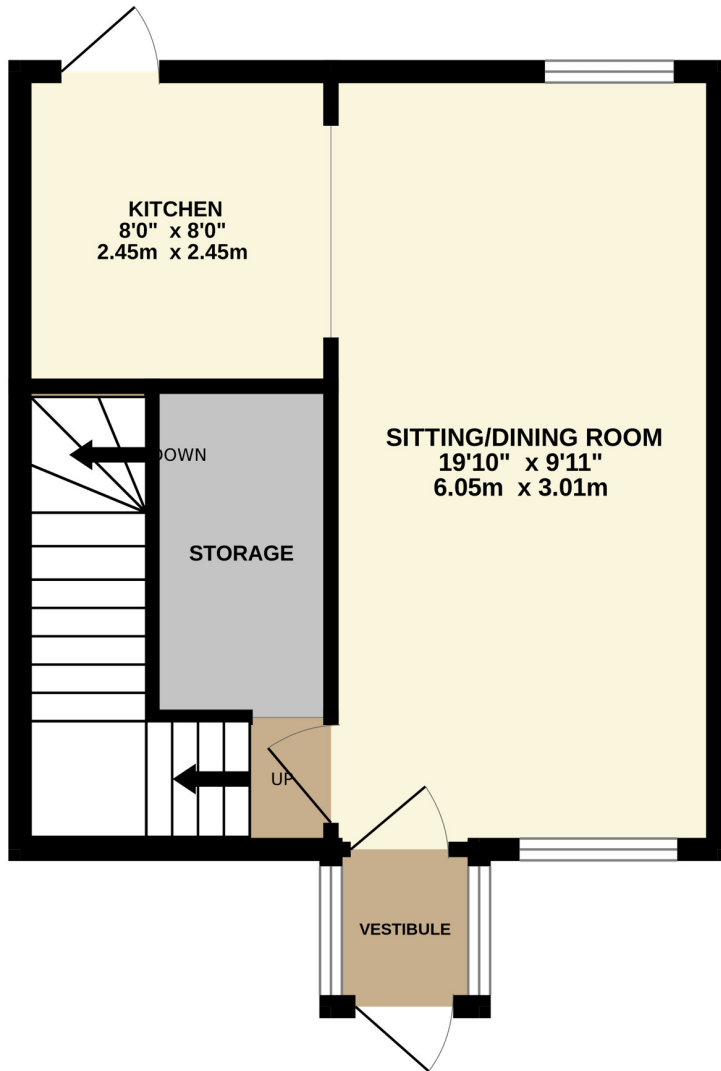
Gas central heating

### Parking

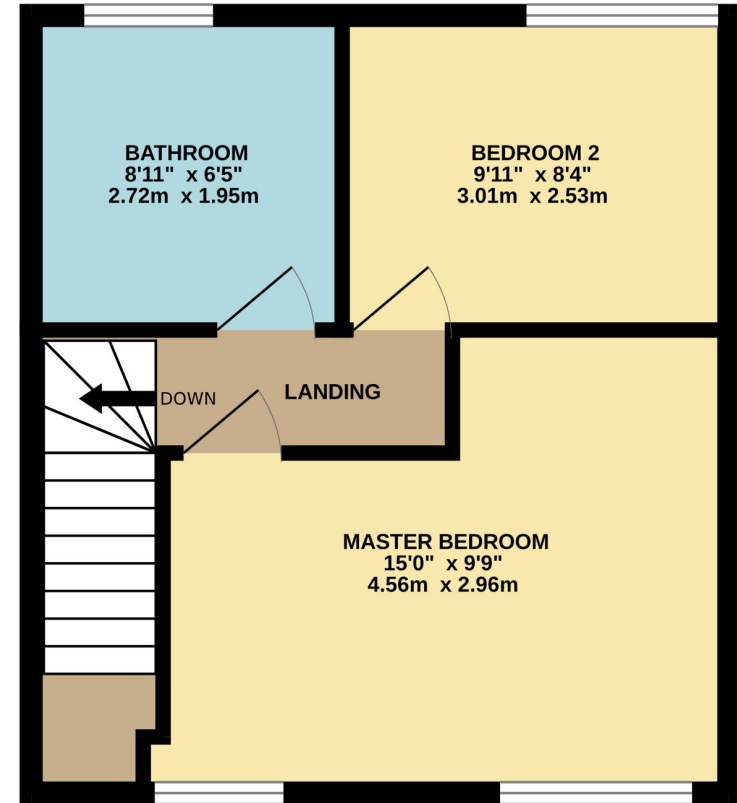
There is ample on street parking available directly outside the property.



GROUND FLOOR



1ST FLOOR





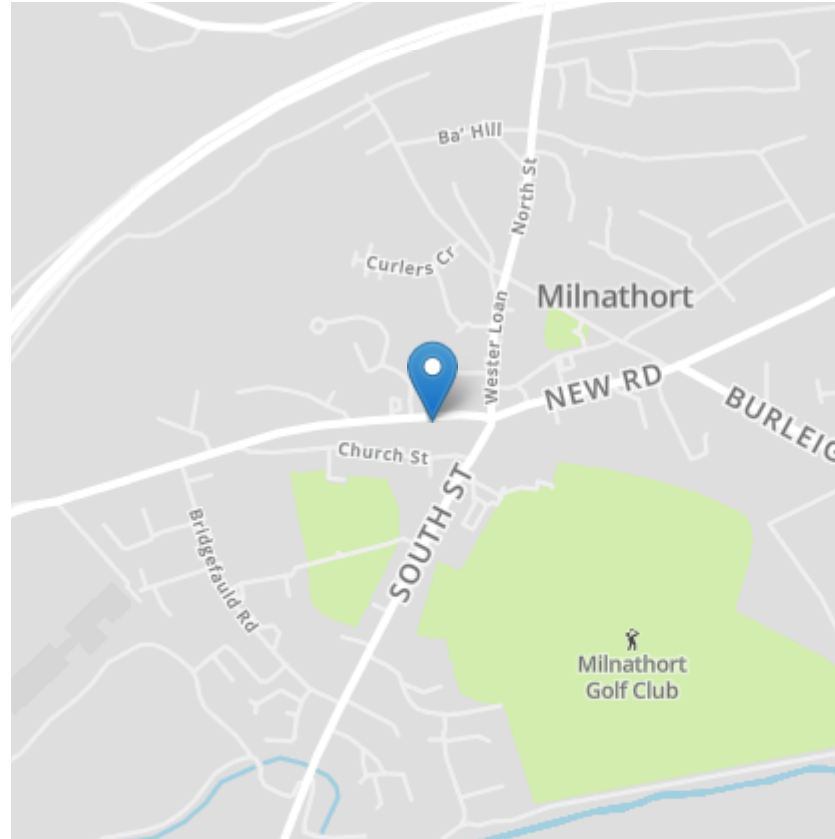






# STIRLING ROAD, - A BETTER PLACE TO LIVE

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+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	58	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	58	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

T: 01577 862405  
F: 01577 862829  
E: [property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)  
[www.andersons-kinross.co.uk](http://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

