

3 Glebe Crescent, Milnathort, Kinross



Law Location Life

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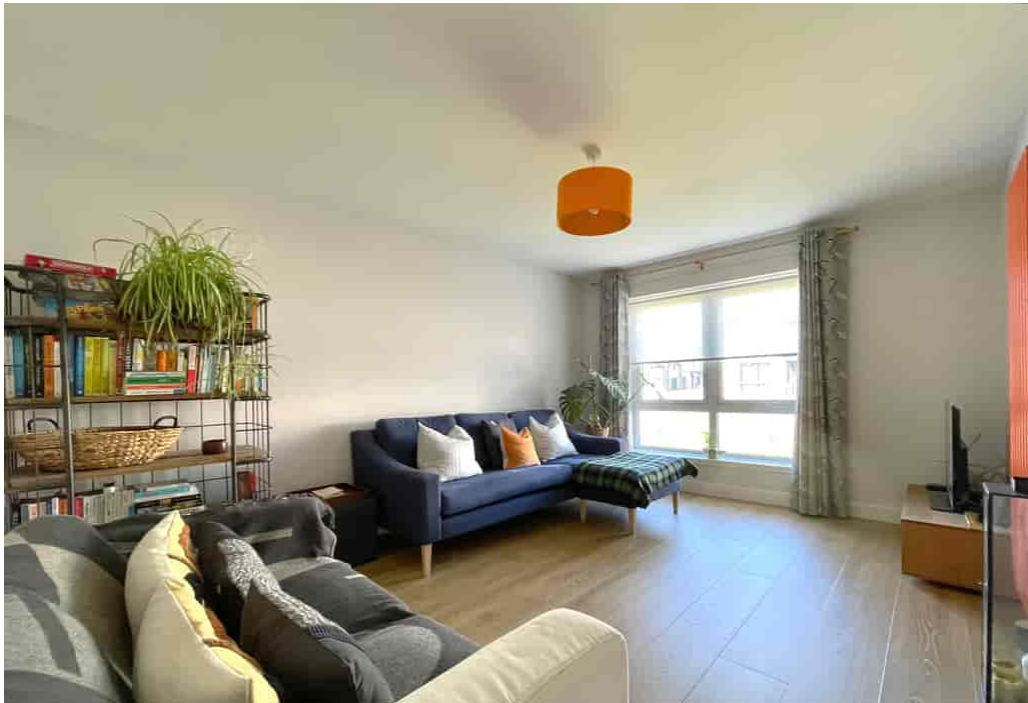
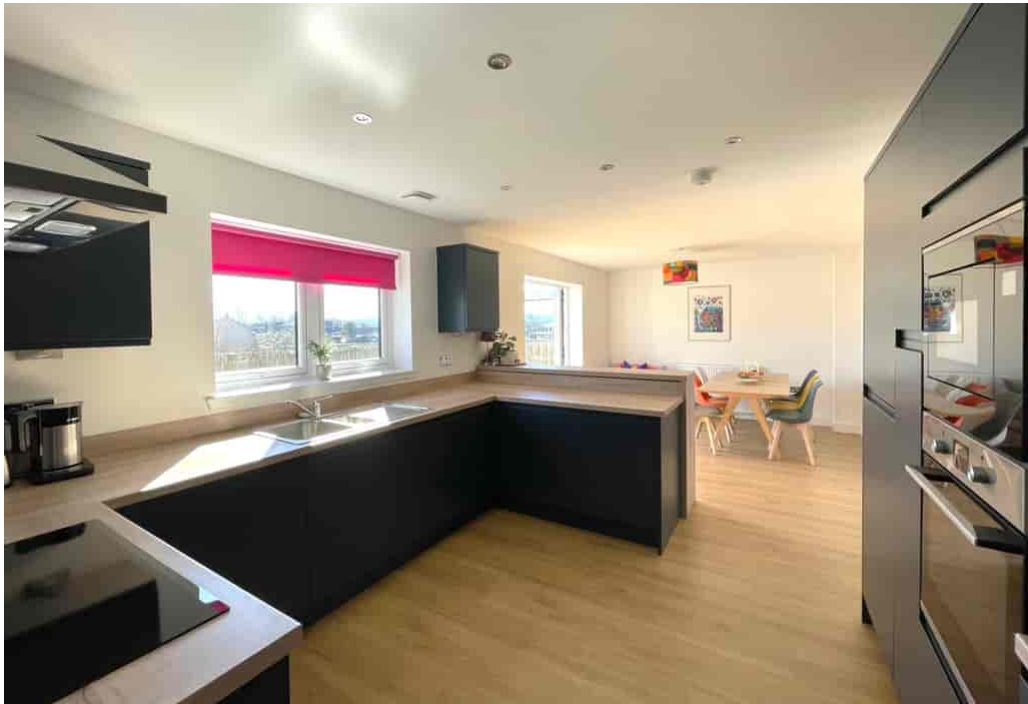
A Superb Eco Friendly Detached Villa, set on a wonderful plot in an Exclusive Development built by Springfield Properties in 2022. Situated close to all local amenities, schools and motorway access the 'Melford' offers a spacious and stylish family home with quality fixtures and fittings throughout.

The accommodation currently comprises; Reception Hallway, Sitting Room, Open Plan Kitchen/Dining Room, Utility Room, WC/Cloakroom, Spacious Landing, Master Bedroom with En Suite Shower Room, Bedroom 2 with En Suite Shower Room, 3 further Bedrooms and Family Bathroom.

The property further benefits from a sizable South facing rear garden, integral garage, mono block driveway, upstairs sound proofing and air source heat pump.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front via a covered area into the spacious reception hallway. There is Quickstep laminate flooring, doors providing access to the sitting room, kitchen/dining room, wc/cloakroom, storage cupboard and carpeted staircase to the upper level. There is also a feature vertical radiator.

Sitting Room

The sitting room has Quickstep laminate flooring and window to the front. There is a feature vertical radiator.

Open Plan Kitchen/Dining Room

The heart of this home is the exceptional, recently upgraded, open plan kitchen/dining room. The kitchen is fitted with contemporary storage units at base and wall levels, with feature breakfast bar with seating for 4, worktops and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include oven, microwave, dishwasher, fridge/freezer, induction hob and extractor fan. The dining area can easily accommodate a large dining table and furniture. Additionally there is Quickstep laminate flooring, French doors into the rear garden, window to the rear and door providing access into the utility room.

Utility Room

The utility room has further storage units, worktop, stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, Quickstep laminate flooring and doors providing access to into the rear garden, integral garage and storage cupboard.

WC/Cloakroom

The wc/cloakroom has fitted tiled flooring which has been upgraded and part tiled walls and comprises; wall hung wash hand basin, wc, chrome towel radiator and window to the front.

Upper Level Landing

A spacious carpeted upper landing has doors to 5 bedrooms, family bathroom and storage cupboard.

Master Bedroom

The master bedroom has Quickstep laminate flooring, window to the rear, fitted wardrobe and door providing access into the en suite shower room.

En Suite Shower Room

The en suite shower room has tiled flooring which has been upgraded and part tiled walls and comprises; fitted wc and wash hand basin with walnut finish storage cabinets, large wall mirror, shower cubicle with large rainwater shower fitting, towel radiator and window to the side.

Bedroom 2

A double bedroom with vinyl flooring, fitted wardrobe, window to the front, door providing access into the en suite shower room and hatch to the attic space.

En Suite Shower Room

The en suite shower room has vinyl flooring and part tiled walls and comprises; built in wash hand basin and wc with storage, large wall mirror, shower cubicle, towel radiator and window to the front.

Bedroom 3

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

Bedroom 4

A further double bedroom with fitted wardrobe, carpeted flooring and window to the front.

Bedroom 5

Currently utilised as a study the 5th bedroom has Quickstep laminate flooring and window to the rear.

Family Bathroom

The family bathroom has tiled flooring which has been upgraded and part tiled walls and comprises; built in wash hand basin and wc with oak finish storage cabinets, large fitted wall mirror, shower cubicle, bath with shower over, towel radiator and window to the side.

Garden

The sizable rear garden is South facing and fully enclosed. Predominantly laid to lawn there is a patio area outside of the kitchen/dinning room French doors, ideal for outdoor dining.

Garage

The integrated garage has an up and over door to the front, power and light.

Driveway

The mono block driveway to the front has been extended to accommodate 3 vehicles.

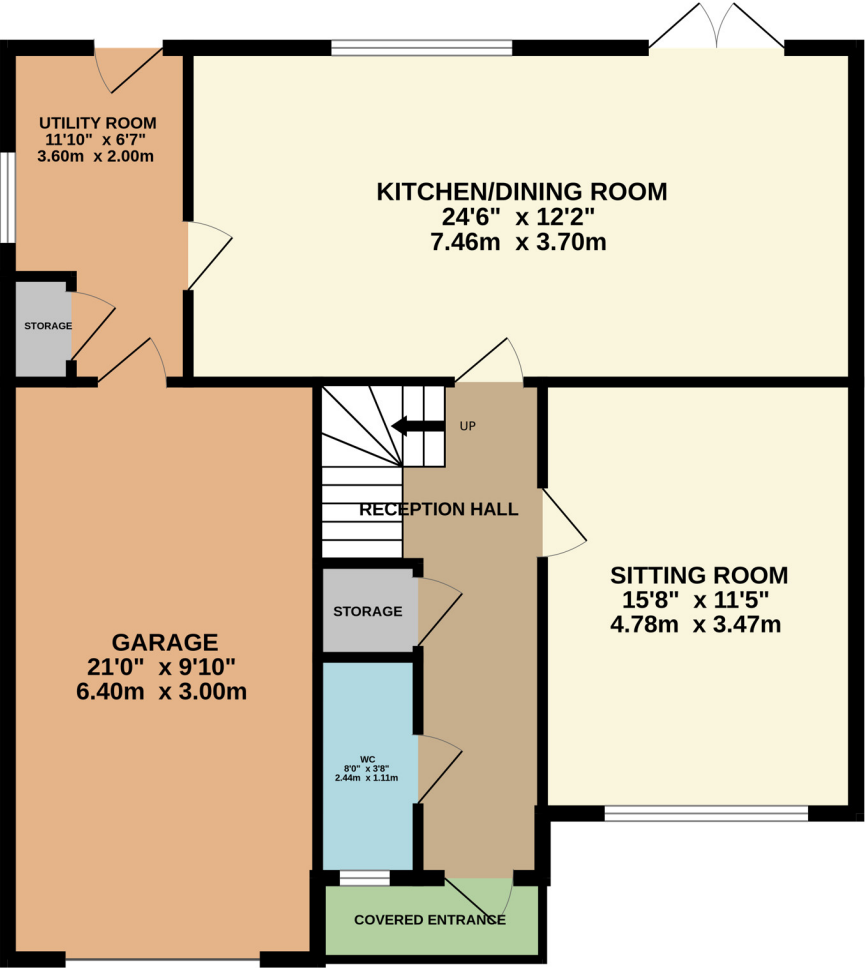
Sound Proofing

The property benefits from additional upper level sound proofing.

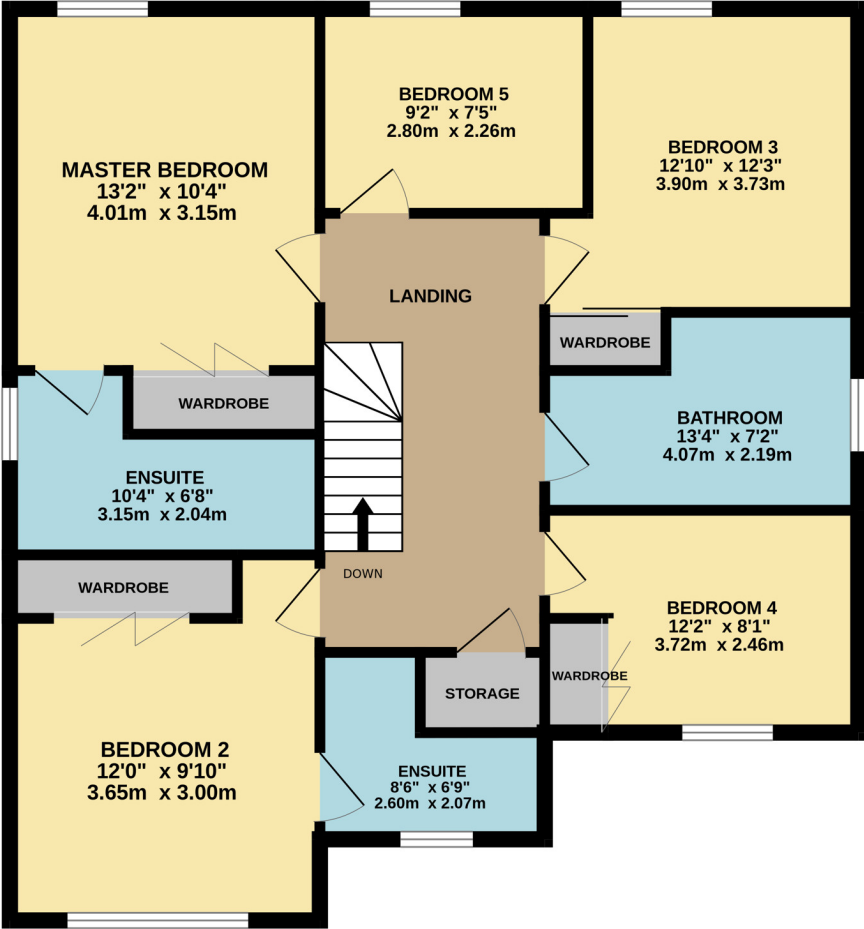
Heating

Super efficient Mitsubishi heat pump with high specification radiators. With no need for a gas boiler, there is no standing charge and reduced energy bills.

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.

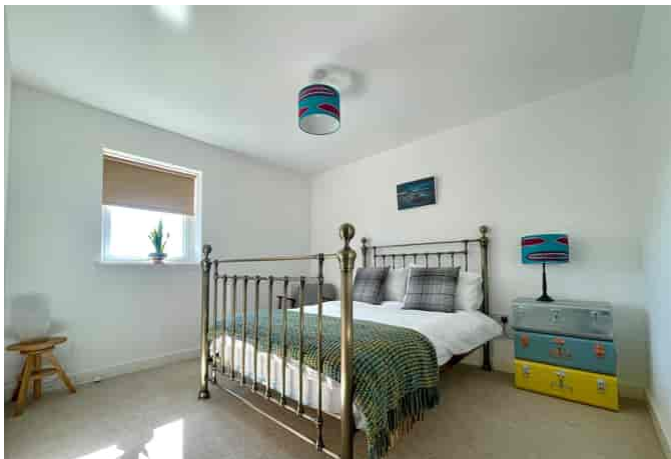


1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 1602sq.ft. (148.8 sq.m.) approx.

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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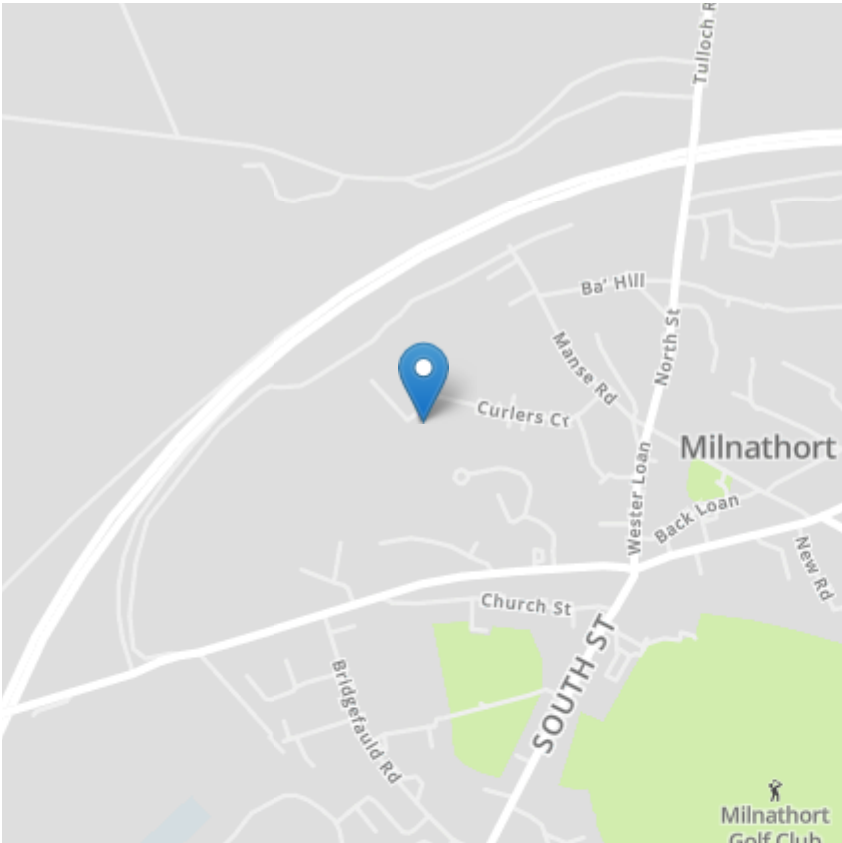




GLEBE CRESCENT, KINROSS

- 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

