

# 48 South Street, Milnathort



Law Location Life

# 48 | South Street | Milnathort

A Traditional Extended Stone Built Terraced Villa, situated in a sought after central location in Milnathort, close to schools and all local amenities.

This charming property offers spacious and flexible accommodation comprising; Entrance Vestibule, Open Plan Sitting/Dining Room, Kitchen with Utility Cupboard, 3 Bedrooms & Bathroom.

Externally the property has an enclosed West facing rear garden and on street parking.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is from the front into the tiled entrance vestibule. There is a door providing access into the open plan sitting/dining room.

### Open Plan Sitting/Dining Room

A large open plan reception room with 2 windows to the front, window to the rear, gas coal effect fire with timber fireplace, laminate flooring and open access into the inner hallway.

### Inner Hallway

The inner hallway has laminate flooring, staircase to the upper level, with storage cupboard and open access into the kitchen.

### Kitchen

A modern kitchen with storage cupboards at base and wall levels, drawers, bin storage, worktops and a ceramic sink and drainer. There is a fitted oven, gas hob, extractor fan, space for a fridge/freezer, window and door to the rear into the garden, laminate flooring and door to the utility cupboard.

### Utility Cupboard

The utility cupboard has space and plumbing for a washing machine and tumble dryer. There is vinyl tile flooring.

### Upper Level

A carpeted staircase provides access to to a split landing. There is a door to bedroom 2 to the rear and steps up to two further bedrooms and bathroom to the front.

### Bedroom 2

A double bedroom with laminate flooring and window to the rear, overlooking the garden. There is hatch to the attic space.

### Master Bedroom

A large double bedroom with carpeted flooring and window to the front.

### Bedroom 3

A third bedroom with carpeted flooring, window to the front and hatch to the attic space.

### Bathroom

The tiled bathroom comprises; bath with shower over, pedestal wash hand basin, wc, chrome towel radiator and window to the rear.

### Garden

The property has a private enclosed West facing garden to the rear. There is a small lawn, patio, timber shed and views over Donaldson Park.

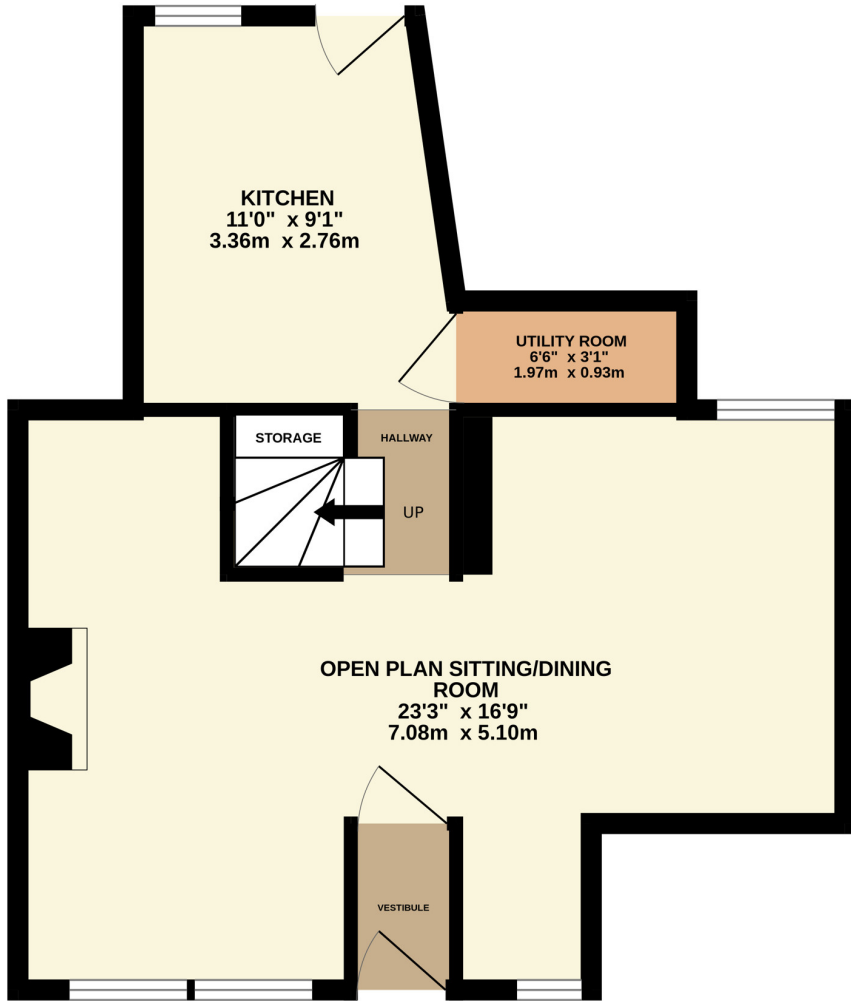
### Heating

Gas central heating.

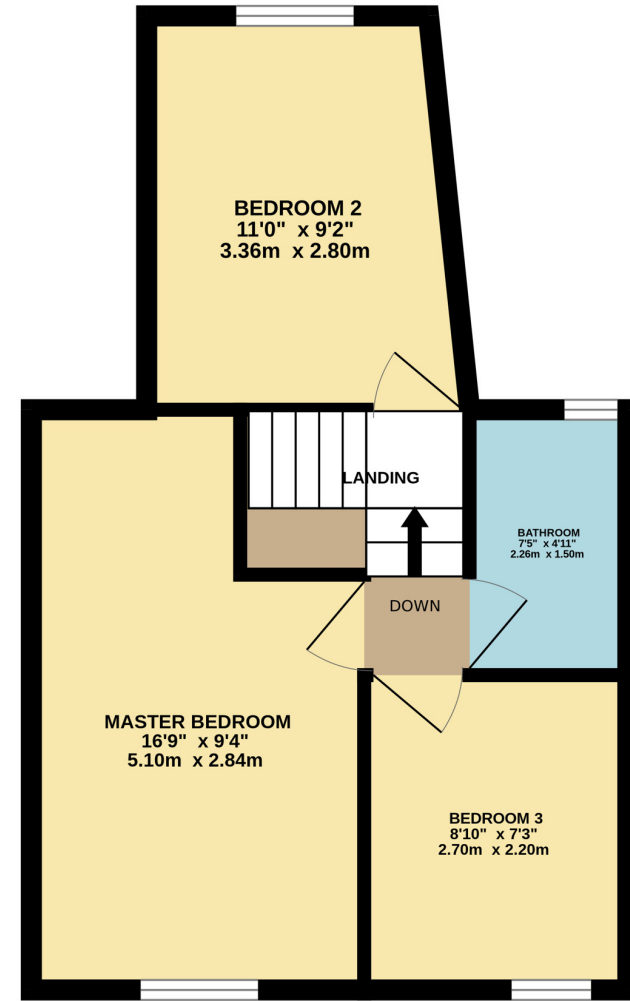
### Parking

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

GROUND FLOOR



1ST FLOOR

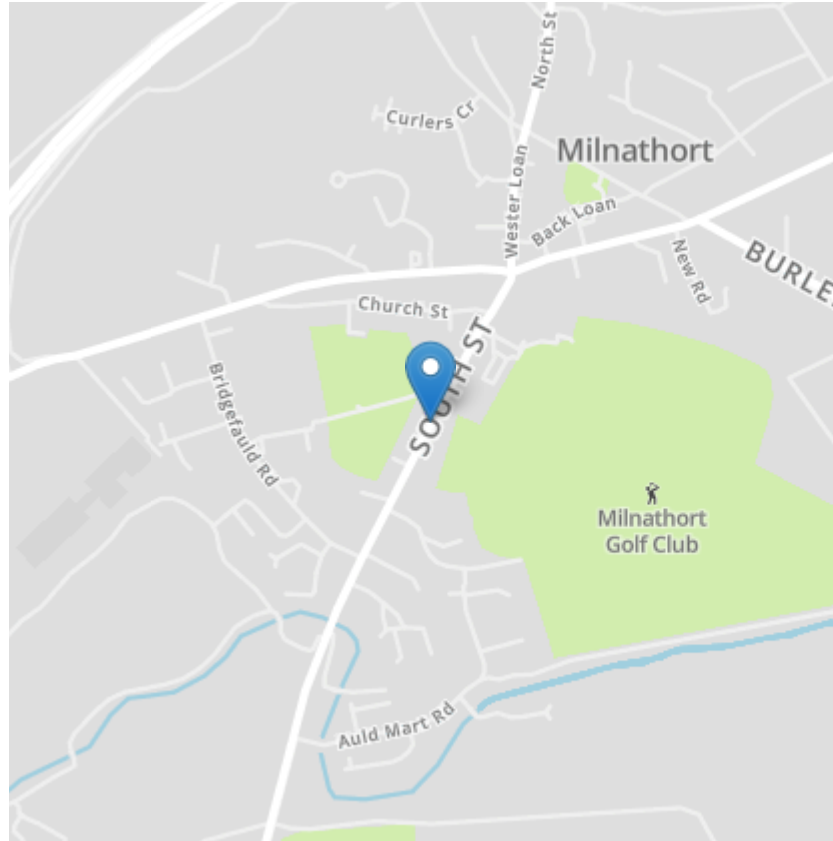






# SOUTH STREET, MILNATHORT - A BETTER PLACE TO LIVE

The sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		73	87
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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		71	85
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

