

# 42 Victoria Avenue, Kinross-shire, Milnathort



Law Location Life

# 42 Victoria Avenue | Kinross-shire | Milnathort

Outstanding Period Dwelling House with extensive gardens to the rear suitable for a garden smallholding or similar. Well located in a quiet residential street this terraced property benefits from a host of period features throughout which have been sympathetically combined with contemporary styling.

Features include traditional hardwood finishes to doors, surrounds and high skirtings, a traditional timber staircase, intricate cornices and ceiling roses, feature etched glazing, traditionally styled radiators and several fireplaces.

The accommodation comprises; Entrance Vestibule, Sitting Room incorporating Family Section, Fitted Kitchen with Utility Annex off, Breakfast/Dining Area, Shower Room, 2 Double Bedrooms, a walk-in Dressing Area (potential Nursery Bedroom) and a Family Bathroom.

The gardens comprise several separate areas currently with a patio barbecue section, stocked borders, play areas and a nature section which currently houses some domestic chickens. Outbuildings include storage and wood store sheds, greenhouse and the chicken shelter. Other features include a modern gas central heating system and solar panels.

Viewing will be required to appreciate both the style of the property and the extent of the gardens.





## Accommodation

### Entrance Vestibule

Entry is gained to the front via a hardwood doorway into the reception vestibule which has traditional molded ceilings and etched glaze paneled door leading to the main hallway.

### Hallway

With period features including timber finishes to dado level and doors and a feature ornate timber stairway. The large window at half landing level gives natural light to this area.

### Sitting Room incorporating Family Area.

An impressive room with windows to the front, fireplace and timber flooring. This room continues to a small separate reception area with its own fireplace and wood burning stove. This could be adapted to incorporate a dining area.

### Kitchen with Utility Annexe off

Contemporary styled kitchen with large windows looking onto the extensive rear gardens. This modern kitchen is fitted with storage units at base and wall levels, contemporary styled worktop surfaces, low level lighting, and features a five burner SMEG hob with Zanussi double oven and has an integrated dishwasher and space for freestanding fridge freezer. Situated off this room there is a large utility cupboard which has plumbing and space for appliances and houses the gas boiler.

### Breakfast Dining Room

Situated off the kitchen is a small room currently utilised as a dining area. This room has an ornamental fireplace and door out to the garden.

### Shower Room

Situated on the lower level is a modern shower room with w.c, wash hand basin and double shower cabinet. Features include tiling to dado level and a chrome heated towel rail.

### Upper Level

Upstairs is accessed via a traditionally styled timber stairway with large window at half landing level. The upper landing gives access to two double bedrooms, a fitted storage cupboard and has a hatch to the loft space which provides further storage. There is also the family bathroom on this level. There is a walk-in dressing area off the master bedroom which could provide a nursery bedroom if required.

### Bathroom

Another attractive feature, this bathroom has a shower cabinet, w.c, wash hand basin and traditionally styled freestanding bath. There is a frosted window. Chrome finishes and contemporary styled towel rail are among the features.

### Master Bedroom

A large double bedroom with windows to the front and side. This room has attractive aspects looking to the church spires and beyond to the open countryside. Again, with outstanding period features including intricate ceiling coving and central ceiling rose and traditional high skirtings. This room has a fitted dressing room off. The dressing room has a window to the front. This room could also provide a small nursery bedroom if required.

### Bedroom 2

A good sized double bedroom which has a window to the rear. Ample space for freestanding furniture.

### Gardens

The property is set in extensive garden grounds suitable for the incorporation of a garden smallholding or similar. The garden is divided into various compartments over three levels with a formal section incorporating barbeque and formal gardens. There is a large lawned section with timber outhouse, timber shed, greenhouse and storage for logs etc. There is also a chicken house in the section leading up to the "wild garden" area. The gardens are one of the main features of this period property.

### Parking

There is ample on street parking directly outside the property.

### Heating

Heating is by gas central heating, with the boiler only recently replaced in December 2023.

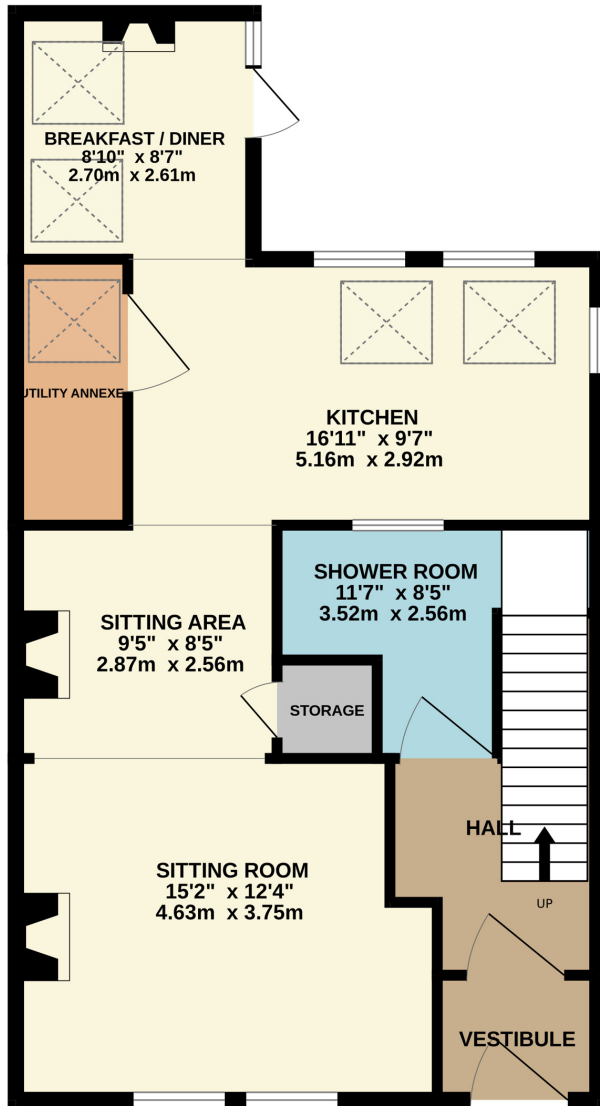
### Solar Panels

The house has 4kW solar PV array installed in June 2023 which exports to the grid.

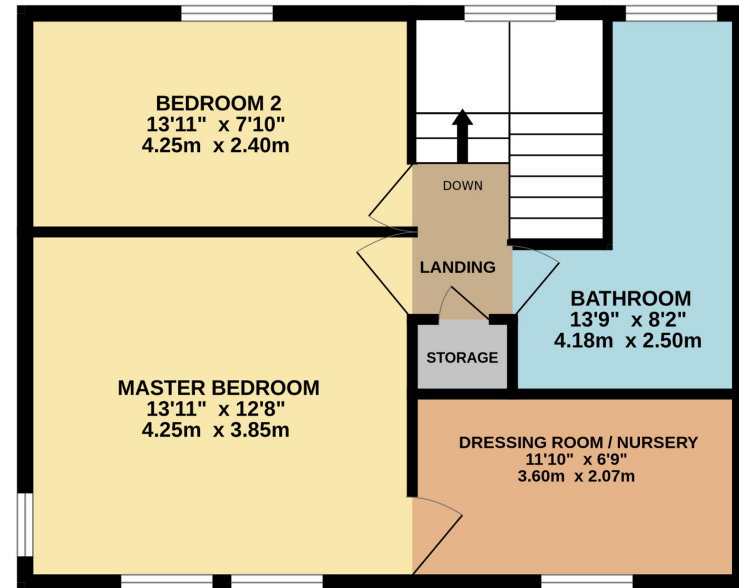
### Extras

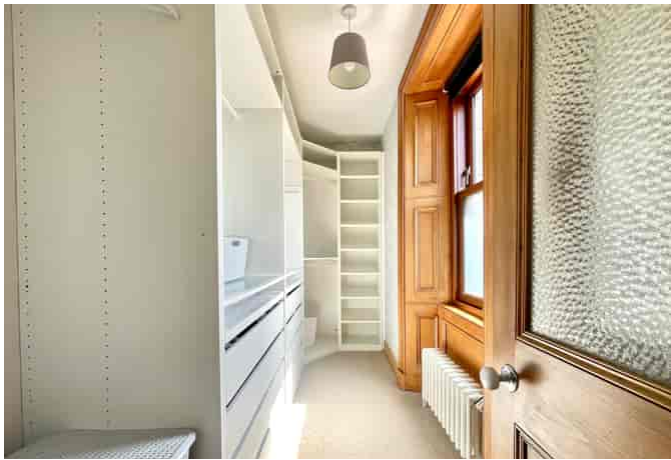
Extras will include fitted floor and window coverings.

GROUND FLOOR



1ST FLOOR

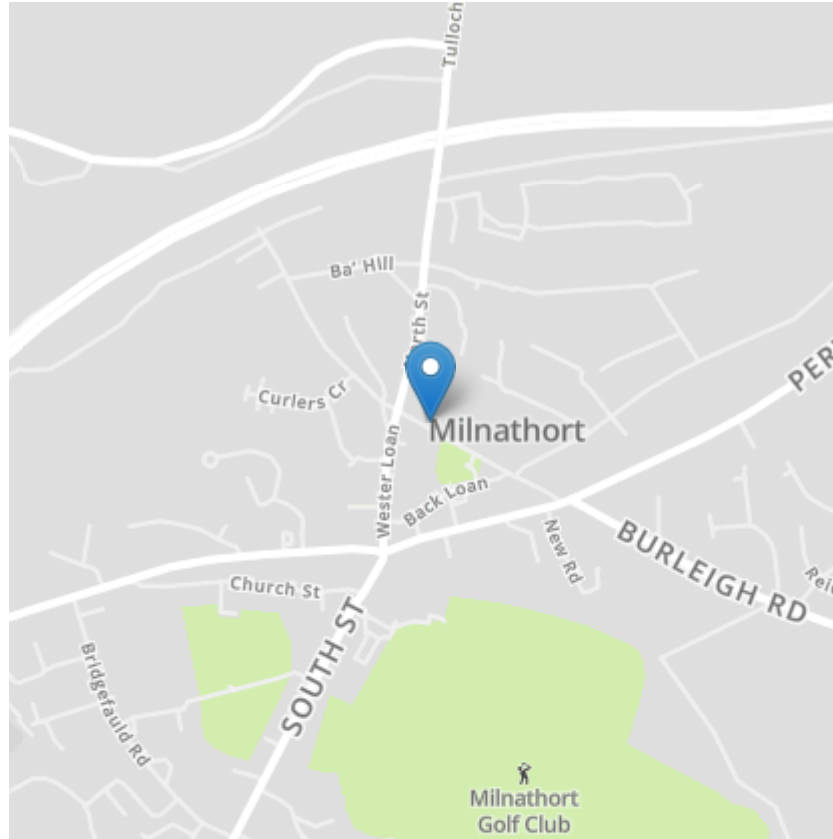






# 42 VICTORIA AVENUE, MILNATHORT - A BETTER PLACE TO LIVE

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	84
(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			
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>	74	84
(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			
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

