

2 Mayfield Gardens, Milnathort



Law Location Life

2 | Mayfield Gardens | Milnathort

A substantial Extended 6 Bedroom Detached Villa, situated on a corner plot, in one of Kinross-shire's much sought after residential locations.

The property has been extended twice by the current owners and offers generous and extremely flexible family accommodation.

The accommodation comprises; Ground Floor - Entrance Hallway, Sitting Room, Dining Room, Family Room, Garden Room, Office, Kitchen, Utility Room, Laundry Room, Downstairs Bedroom and WC Room.

First Floor - Large Landing which could easily incorporate an upstairs Family Area or additional Office Space, Master Bedroom (En Suite Shower Room, Guest Bedroom with En Suite Shower Room, 3 Further Bedrooms (2 with Juliet Balconies) and Family Bathroom.

Additionally, the property benefits from an attractive West facing rear garden and large mono block driveway, which could accommodate 5/6 vehicles.

Viewing is highly recommended and is strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the front into the entrance hallway. There is laminate flooring, doors providing access to the sitting room, kitchen and WC room and staircase to the upper level. There is a under stair storage cupboard.

Sitting Room

A large front facing reception room with laminate flooring and feature Bay window. There is a fireplace with gas coal effect fire.

WC Room

The wc room comprises; wc, pedestal wash hand basin, carpeted flooring and window to the front.

Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling, and a 1 1/2 bowl sink and drainer. Fitted appliances include double oven, gas hob and extractor fan. There is room for an American style Fridge freezer, vinyl flooring, window to the rear and doors to the dining room and utility room.

Dining Room

The dining room is open plan to the garden room and family room. There is laminate flooring.

Garden Room

A lovely garden room with windows to the rear and sides, overlooking the garden.

Family Room

A versatile reception room with laminate flooring, feature Bay window to the front and double doors into the office.

Office

Currently used as an office, this room has carpeted flooring and sliding patio doors into the rear garden.

Utility Room

The utility room has additional storage units, worktops, stainless steel sink and drainer and space and plumbing for appliances. There is a door to the rear into the garden and open access into the laundry Room.

Laundry Room

This room could be used as an additional utility area or storage space. There is laminate flooring and door to Bedroom 6.

Bedroom 6

A double bedroom with laminate flooring and window to the front.

Upper Level Landing

A large landing which could be utilised as further reception or office space. The landing provides access to 5 bedrooms, family bathroom, 2 storage cupboards and 2 attic spaces. There are windows to the front, side and rear and carpeted flooring.

Master Bedroom

The master bedroom has fitted wardrobes, carpeted flooring, window to the front and door to the en suite shower room.

En Suite Shower Room

The en suite shower room comprises; wc, pedestal wash hand basin and shower cubicle. There is carpeted flooring and window to the front.

Guest Bedroom

The guest bedroom has a window to the front, carpeted flooring and door to the en suite shower room.

En Suite Shower Room

The partly tiled en suite shower room comprises; wc, wall hung wash hand basin, shower cubicle and chrome towel radiator. There is a window to the rear and tiled flooring.

Bedroom 3

A double bedroom with fitted wardrobes, window to the rear and carpeted flooring.

Bedroom 4

A double bedroom with Juliet balcony to the front, fitted wardrobes and carpeted flooring.

Bedroom 5

A further bedroom with Juliet balcony to the rear and carpeted flooring.

Family Bathroom

The family bathroom is part tiled and comprises; jacuzzi bath, wc, wall hung wash hand basin, corner shower cubicle and chrome towel radiator. There is tiled flooring and window to the rear.

Garden

There is a fully enclosed low maintenance garden to the rear which is West facing. Mainly paved, the garden is ideal for outdoor entertaining, with various patio areas and timber summer house. There are a number of additional storage sheds.

Driveway

The large mono block driveway to the front can accommodate 5/6 vehicles.

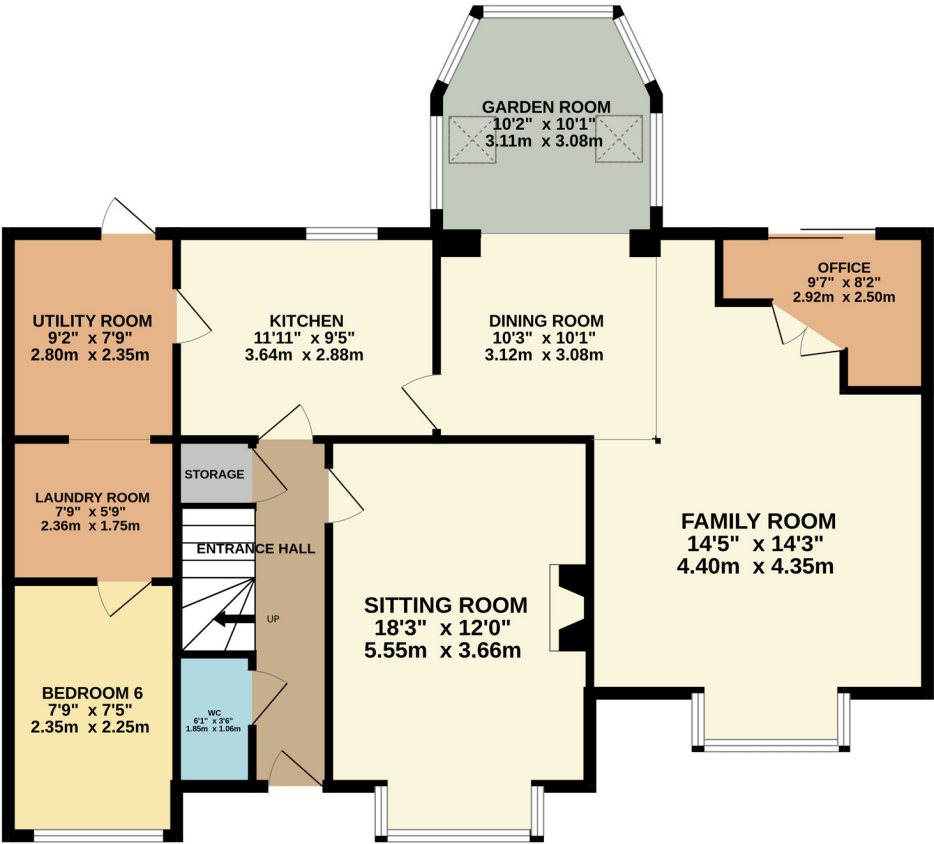
Electric Vehicle Charging Point

There is an electric vehicle charging point to the front.

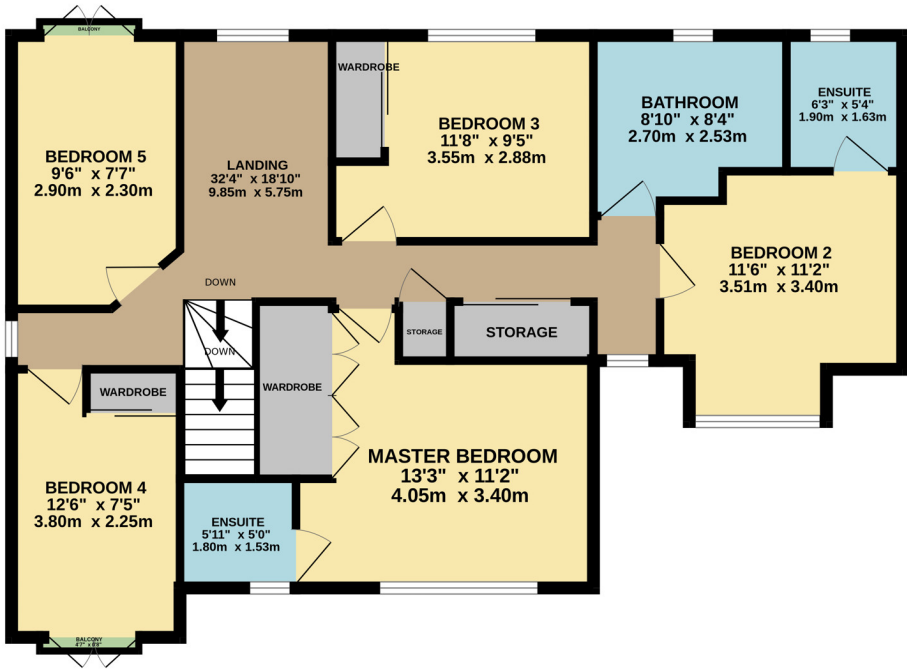
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



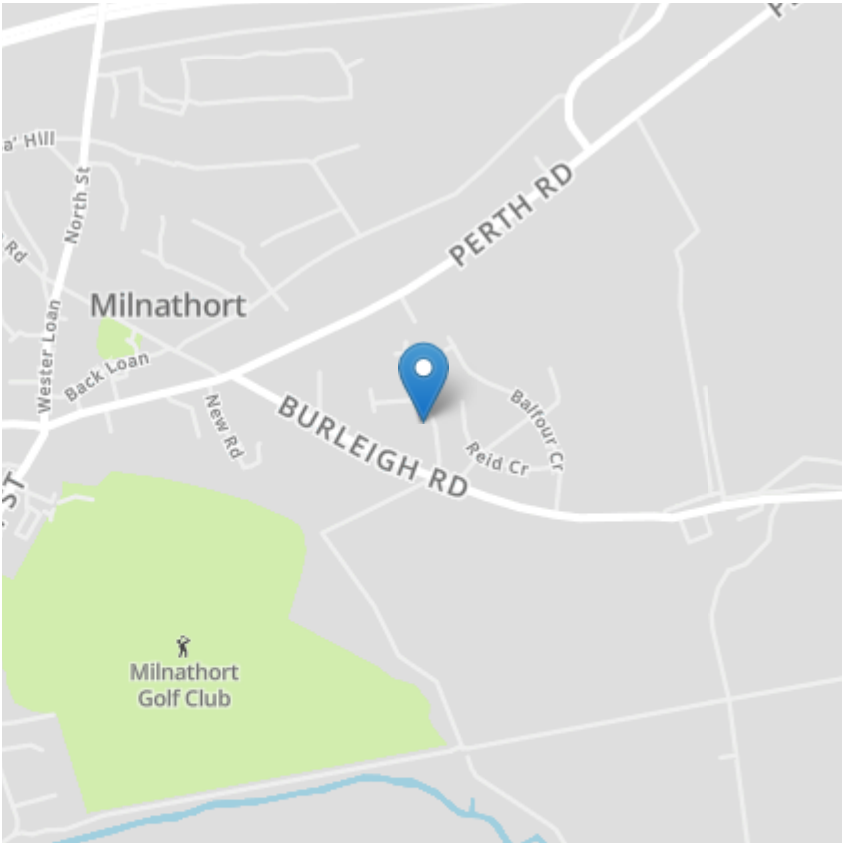
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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MAYFIELD GARDENS, 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+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		72	73
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not environmentally friendly - higher CO ₂ emissions				
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.

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