

# 12 12 The Woods, Milnathort



Law Location Life

# 12 | 12 The Woods | Milnathort

Exceptional Luxury Detached Contemporary Home, set on a large extended plot, designed to compliment the surrounding landscape, within natural woodland, with breath-taking countryside views.

Athron Hill, is situated on the outskirts of Milnathort, and is an outstanding development of unique properties, offering all the delights of rural living, yet only a short drive from local amenities and commuter links.

One of only 35 properties, this family home is fitted with luxurious fixtures and fittings throughout and comprises;

Reception Hallway, Inner Hallway, Open Plan Split Level Breakfasting Kitchen/Dining/Sitting Room, Utility Room, Family Room, Shower Room, Spacious Upper Landing with Office Space, Master Bedroom with Juliet Balcony, Walk in Wardrobe and En Suite Shower Room, 3 further Double Bedrooms & Family Bathroom.

Externally the property is set on a large extended plot, with driveway and integral double garage.

Viewing is highly recommended and is strictly by appointment only.





## Accommodation

### Reception Hallway

Entry is from the front into the reception hallway. There is tiled flooring and doors providing access to the family room, shower room, cupboard and inner hallway. Full height windows to the sides, provide for an abundance of light.

### Family Room

A versatile reception room, currently utilised as a family room. There is carpeted flooring, window to the side and French door with adjoining full height window to the rear, onto a small patio area.

### Shower Room

A contemporary shower room with tiled flooring and complementary tiling which comprises; wall hung wc and wash hand basin, walk in shower, towel radiator and window to the side.

### Inner Hallway

The inner hallway is tiled and has a door to the front, allowing access into the front garden and driveway and door to the split level open plan breakfasting kitchen/dining/sitting room. The carpeted staircase provides access to the upper level.

### Split Level Open Plan Breakfasting Kitchen/Dining/Sitting Room

A magnificent split level, open plan room with engineered oak flooring throughout and cleverly designed designated areas for the kitchen, dining room and sitting room. The kitchen has contemporary storage units at base and wall levels, with worktops, 1 1/2 bowl sink and drainer and feature kitchen island which, incorporates seating for 4, a 'Siemens' induction hob and additional storage. Fitted appliances include 'Siemens' double oven, dishwasher and fridge freezer. There is a door to the utility room, French door with full height window to the rear and attractive timber balustrade, with staircase, providing access down to the dining room level.

### Utility Room

The utility room has further contemporary storage units at base and wall level, sink and spaces for a washing machine and timber dryer. There is a window to the side and door to the rear.

### Dining Room

The dining room level has ample space for a large dining table and furniture, French door and full height window to the rear. There is a door to a deep storage cupboard and staircase down to the sitting room.

### Sitting Room

A superb reception room with full height ceiling and windows to the rear and sides, with French door providing access into the garden and additional smaller window to the front. There are breath-taking countryside views from almost every angle and a feature contemporary fireplace with wood burning stove.

### Upper Level Landing

A large carpeted landing area, with home office space, two windows to the front doors to 4 bedrooms and family bathroom and hatch to the attic space.

### Master Bedroom

The master bedroom is carpeted has a Juliet balcony to the side with views over the countryside and beyond, large walk in wardrobe with hanging rails, drawers and shelving. There is an additional window to the rear and door providing access to the en suite shower room.

### En Suite Shower Room

The en suite shower room is tiled, with complimentary wall tiling and comprises; wall hung wc and wash hand basin, double shower, towel radiator and window to the rear.

### Bedroom 2

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

### Bedroom 3

A further double bedroom with carpeted flooring and two windows to the rear.

### Bedroom 4

A fourth double bedroom with carpeted flooring and windows to the front and side.

### Family Bathroom

The family bathroom has tiled flooring and complimentary splash back tiling and comprises; double shower, wall hung wc and wash hand basin, bath with shower attachment, towel radiator and window to the rear.

### Double Garage & Driveway

The property benefits from an integral double garage with electric door, power and light. There is a driveway to the front of the property, which can accommodate 3 vehicles.

### Gardens

Set on a large extended plot, there are gardens to the front, sides and rear. Predominantly laid to grass, the gardens will be professionally landscaped by the builders.

### Heating

There is an LPG fired Worcester combination condensing boiler located in the utility room.

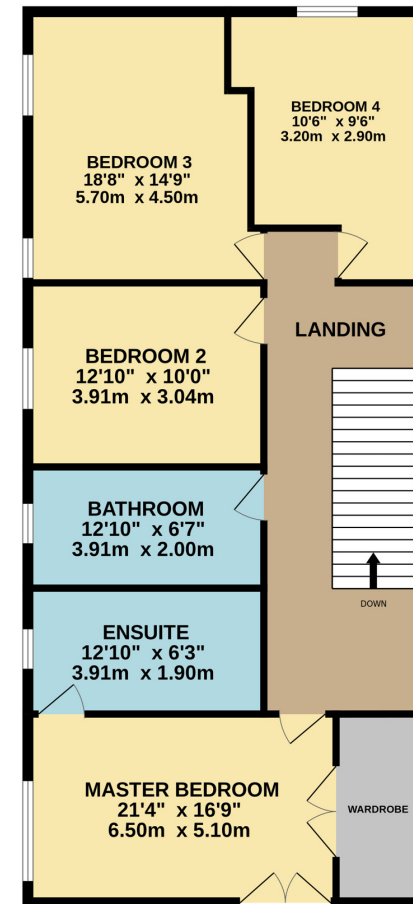
### Electric Blinds

The property has made to measure electric blinds fitted to the open plan breakfasting kitchen/dining/sitting room, master bedroom and bedroom 4, with remote controls. All other window blinds are also included in the sale.

GROUND FLOOR



1ST FLOOR



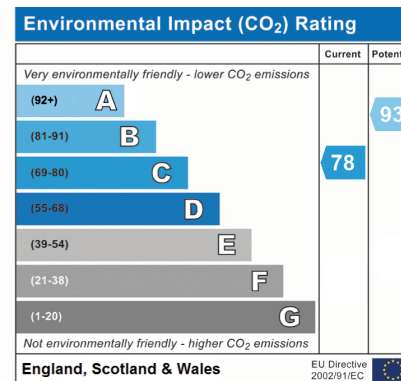
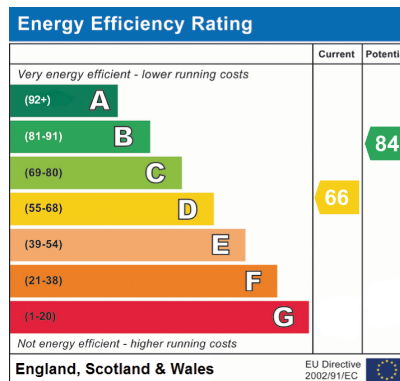
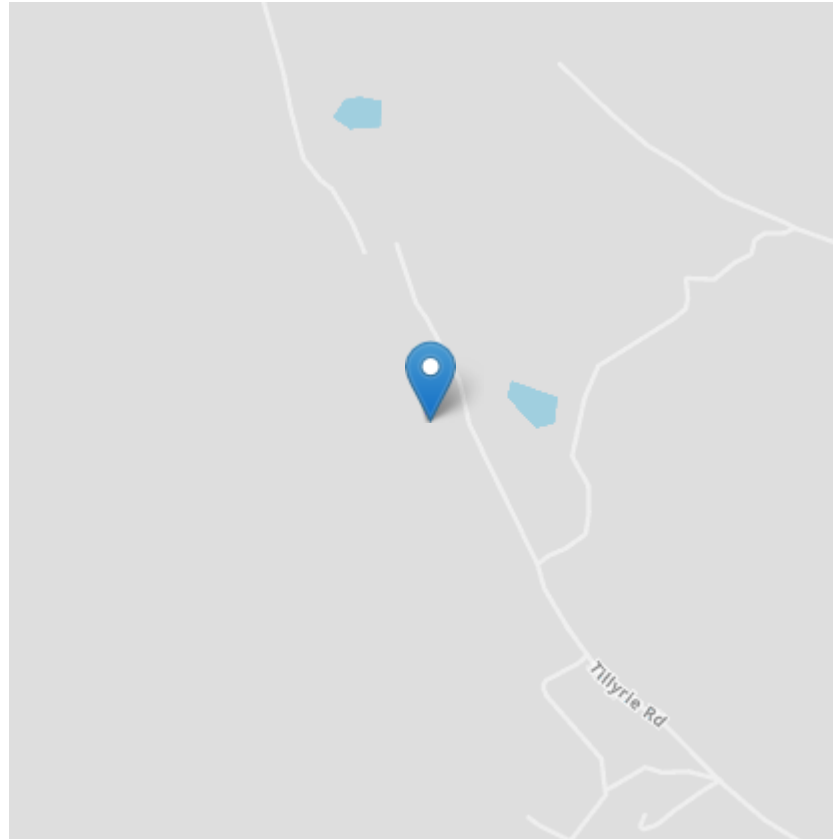




# 12 THE WOODS, MILNATHORT - A BETTER PLACE TO LIVE

MILNATHORT, KINROSS-SHIRE – 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.



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

