

Gruinard
33 Stirling Road, Milnathort,



Law Location Life

Gruinard | 33 | Stirling Road | Milnathort |

Delightful Semi Detached House situated in a sought after location in Milnathort, close to local amenities, and within walking distance of both Milnathort Primary and Kinross High Schools. The property would benefit from some cosmetic upgrading, but offers extremely spacious, family sized accommodation.

The property comprises, Entrance Porch, Reception Hallway, Open Plan Sitting/Dining Room, Kitchen, 3 Bedrooms and Family Bathroom.

Externally the property further benefits from an attractive enclosed garden, driveway and detached single garage.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Porch

Entry is from the front into the porch. There are windows to the front and side and a door providing access into the reception hallway.

Reception Hallway

A bright and spacious reception hallway with windows to the front, staircase to the upper level and doors providing access into the sitting/dining room, kitchen and under stair storage cupboard.

Sitting/Dining Room

A large open plan reception room with feature bay window to the front and two windows to the rear. There is a gas coal effect fire, dining area with ample space for dining furniture and door into the kitchen.

Kitchen

The kitchen can be accessed via the reception hallway and dining room. There are storage units at base and wall levels, worktops, splash back tiling, stainless steel sink and drainer and spaces for appliances. There is a window to the rear.

Upper Level

A staircase with mid landing level leads to a spacious landing. There are two windows to the front, storage cupboard, hatch to the activity space and doors to 3 bedrooms and family bathroom.

Master Bedroom

The master bedroom has a window to the rear.

Bedroom 2

A double bedroom with window to the rear.

Bedroom 3

A single bedroom with window to the front.

Family Bathroom

The family bathroom comprises; Bath with 'Mira Sprint' shower over, wc and pedestal wash hand basin. There is a window to the rear.

Garden

There is an attractive enclosed garden to the front with an array of mature trees, plants and flowers. A patio area allows for outside entertaining and there is a lawned area, small pond and timber shed, There is access from the front garden to the rear of the property, located on Church Street, via a gate to the side.

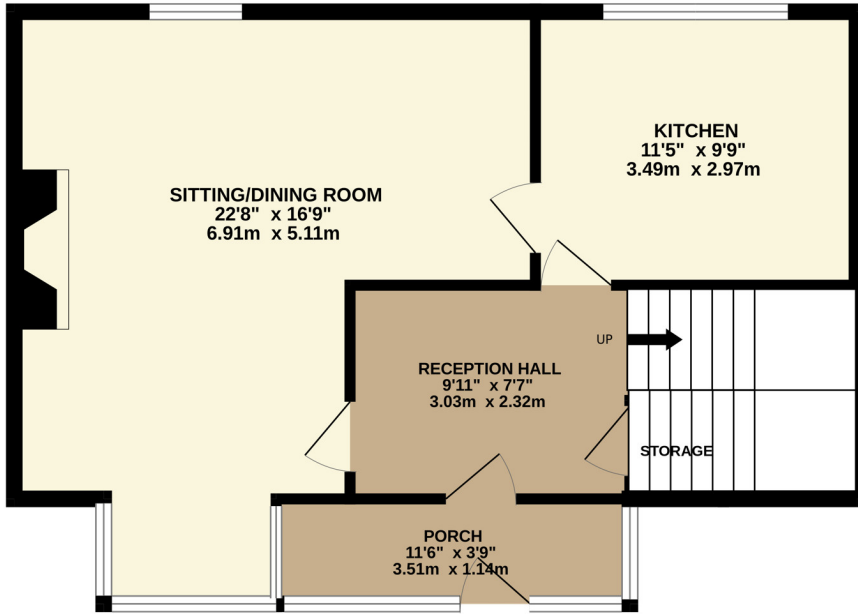
Garage & Driveway

There is a single detached garage with up and over door and window to the side. The gated entrance to the front leads to a driveway which can accommodate 2 vehicles. Additional on street parking is available directly outside the front, or to the rear on Church Street.

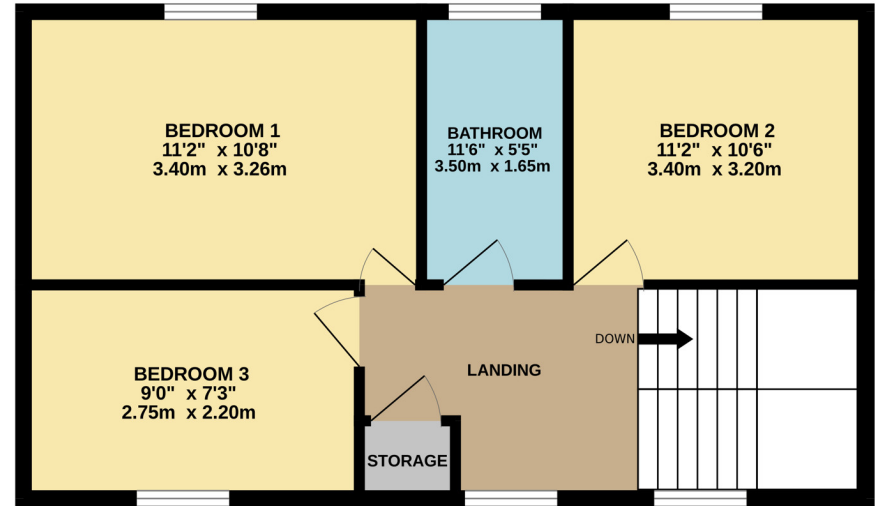
Heating

Gas central heating

GROUND FLOOR



1ST FLOOR



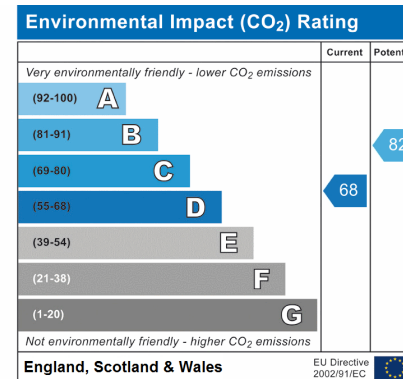
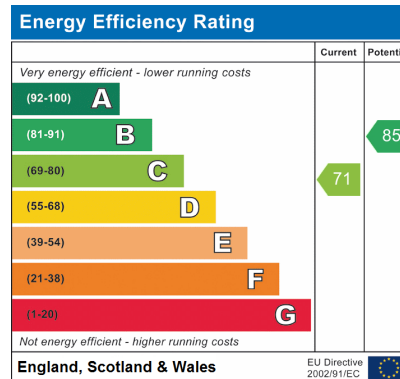
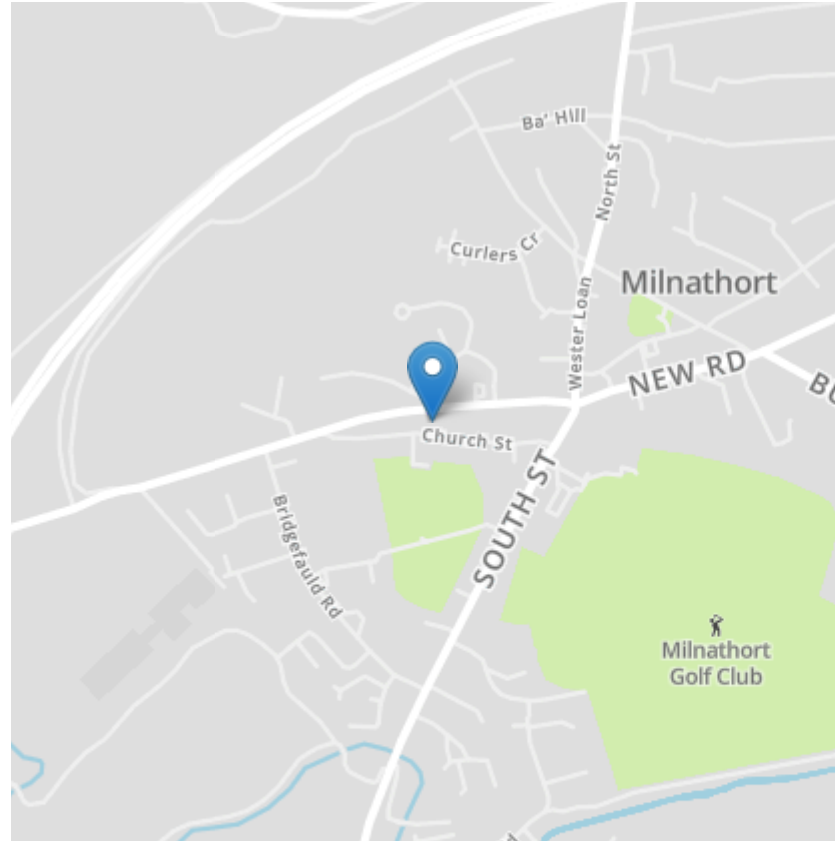
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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STIRLING ROAD, - 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

