

Andersons<sup>LLP</sup>

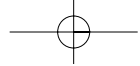
SOLICITORS AND ESTATE AGENTS



**52 Victoria Avenue, Milnathort**

- End Terraced Villa
- Traditional Features
- Contemporary Styling
- Sitting Room
- Dining Kitchen  
incorporating Sitting Area
- W.C/Cloaks
- 3 Bedrooms
- Bathroom
- Fully Enclosed Garden
- Gas Central Heating
- Double Glazing

**Fixed Price £172,000**



A stylishly presented End Terraced Three Bedroom House of great charm and character in a sought after location in this very popular village. The property combines the character of a traditional dwelling with contemporary styling throughout, which will only be appreciated on viewing. The property comprises; Hallway, Cloakroom/ w.c, Sitting Room, magnificent Dining Kitchen/Sitting area, Three Bedrooms and a contemporary styled Bathroom and benefits from a fully enclosed rear garden. Double glazed traditionally styled windows and gas central heating.

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. There is easy access to the M90 motorway at Milnathort and Kinross and also to Perth (17 Miles) and Edinburgh (26 Miles). Milnathort also has good sporting facilities including a bowling green and a 9-hole golf course. There is a Primary School in Milnathort and a High School in Kinross, both of very good reputation.

#### **Travel Directions**

Proceeding from Andersons Kinross along the Muirs and into Milnathort. Follow the road along South Street and continue straight over at the mini roundabout and proceed up this road some 150 yards and the property lies on the right hand side.

#### **Entrance**

Doorway to the front giving access into the Reception Hall. Laminate flooring. Spot lighting.

#### **Sitting Room**

4.23m by 3.59m (13'10" by 11'9")

A well presented sitting room in a contemporary style with traditional windows to side and front, laminate flooring, and giving access to an under-stair storage cupboard. A doorway leads through to the Dining Kitchen.

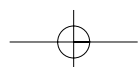
#### **Dining Kitchen incorporating sitting area**

4.61m by 4.40m (15'1" by 14'5")

An outstanding contemporary Dining Kitchen with stylish fitted units at base and wall levels. Ample worktops. Integrated stainless steel microwave and electric oven, electric hob, stainless steel sink with mixer tap. Fitted breakfast bar, timber effect flooring. Windows to front and rear. Glaze panelled door leading to the rear garden. The Kitchen easily accommodates both Dining table and additional family sitting area and forms and excellent centre-piece room for this property.

#### **W.C./Cloaks**

Situated off the Entrance Hall there is a Cloakroom comprising W.C and wash hand basin. Chrome inset spotlight.



## Upper Level

The stairway leads to a split level upper Hall. Fitted storage cupboard. Spotlighting.

### Bedroom 1

3.8m by 3.2m (12'5" by 10'5")

An excellently presently Bedroom with large double wardrobe facility. Laminate flooring. TV and telephone points.

### Bedroom 2

3.76m by 2.26m (12'3" by 7'4")

Window to rear. Laminate flooring. Access to loft space.

### Bedroom 3

3.76m by 2.22m (12'3" by 7'3")

A large bedroom which has a window to front. Laminate flooring.

### Bathroom

An outstanding L-Shaped Family Bathroom again in a contemporary style. Comprising designer double shower, white contemporary styled wash hand basin and W.C. Mosaic style tiling. Chrome heated towel rail. Chrome accessories. Window to front.

## Garden

To the rear of the property is a fully enclosed courtyard style garden with paving and decorative chips. A timber decked section and patio area are ideal for outdoor dining. The garden is an easily maintained area but is very useful and ideal for barbecues. Being an enclosed garden it is also very child friendly.

## Heating

The property benefits from gas central heating with radiators throughout.

## Extras

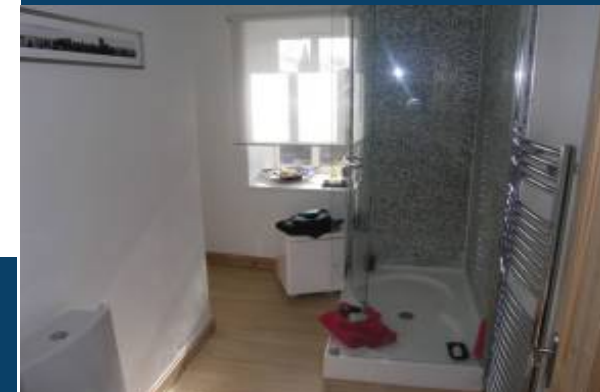
All floor coverings, oven, hob, microwave and the wardrobes in the Master Bedroom will be included in the sale price.

## Offers

These should be in writing to our Kinross Office.

## Measurements

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.



*These particulars and measurements while believed to be correct are not guaranteed and prospective purchasers must satisfy themselves with regard to the same. Further particulars from and offers to Messrs Andersons LLP, Solicitors.*



Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

**T: 01577 862405**

F: 01577 862829

E: [mail@andersons-kinross.co.uk](mailto:mail@andersons-kinross.co.uk)

[property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)

[www.andersons-kinross.co.uk](http://www.andersons-kinross.co.uk)

**Partners**

Campbell C. Watson LL.B N.P.

Lorna E. Miller LL.B DIP L.P N.P.

**Property Manager**

John J Kenny

Andersons LLP is a limited liability partnership (No. 300983)  
having their registered office at 40 High Street, Kinross KY13 8AN

**Andersons** LLP

SOLICITORS AND ESTATE AGENTS