

# Andersons LLP

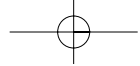
SOLICITORS AND ESTATE AGENTS



- Charming Detached Cottage
- Private Setting
- Sitting Room
- 2 Bedrooms
- Bathroom
- Kitchen Area
- 2 Loft Rooms
- Mature Enclosed Garden
- Detached Single Garage
- Scope for Modernisation

**17 Back Loan, Milnathort, KY13 9YJ**

**Offers Over £138,000**



A charming detached cottage enjoying a private setting set back from the roadside. The property comprises sitting room, two bedrooms, bathroom, kitchen area, and two further loft rooms. The property will benefit from some modernisation which is reflected in the asking price as is the need for a kitchen to be fitted. It is rarely that a detached property of such character comes on to the market and early viewing is recommended.

### **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. For a more comprehensive list of available activities for all age groups see [www.kinross.cc](http://www.kinross.cc)

#### **Entry**

Entry is gained via a traditionally styled doorway with insert stained glass panel to the front into the reception vestibule. Access is then given in turn via a glaze panelled door into the main hallway.

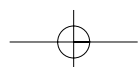
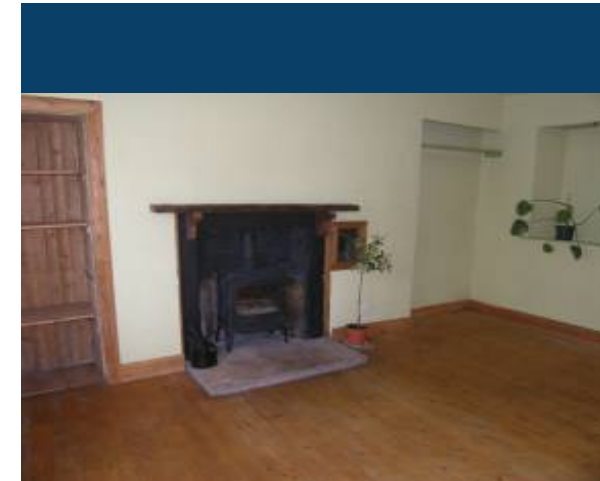
#### **Hallway**

Hallway with timber flooring and timber finishes to doors, surrounds and skirtings. The hallway gives access to the main rooms and also gives access to the hall cupboard which houses the gas boiler and access is given via a hatch with ramsay ladder into the loft area.

#### **Sitting Room**

4.26m by (13'11" by

An excellent room with focal point multi fuel burning stove. Other features include shelved display alcove, varnished timber flooring and "bay style" window formation to the front.



### Bedroom 2

3.91m by 2.13m (12'9" by 7'0")

A second bedroom with to the front. Shelved alcove.

### Bedroom 1

3.97m by 2.64m (13'0" by 8'8")

This room has built-in storage and windows looking onto the rear garden.

### Bathroom

2.80m by 1.63m (9'2" by 5'4")

A recently fitted bathroom comprising WC, pedestal wash hand basin and bath with shower over. Splashback tiling. Frosted glazed window.

### Kitchen

3.09 by 3.89m (10'1" by 12'9")

A spacious kitchen which will easily accommodate breakfast or dining tables. The kitchen has windows looking on to the rear garden and also to the side. Please note all the fitments in the kitchen are free standing and will be removed including the sink. Obviously plumbing is in place for automatic washing machine etc. The kitchen has a doorway to the side of the property.

### Loft Area

The loft is access via ramsay ladders and currently comprises two loft bedrooms.

### Loft Room 1

3.47m by 2.42m (11'4" by 7'11")

This room is carpeted and has power and light. Skylight window looking to the rear garden.

### Loft Room 2

3.69m by 2.42m (12'1" by 7'11")

A second loft room again with skylight to the rear. Power and light.

### Garden

The property has an excellent mature enclosed garden to the rear. The garden comprises lawn with scattered planting and an array of plants and shrubs and mature trees. The garden is an excellent feature. There is also a lawned garden to the front which has hedging and wall providing privacy.

### Garage

The property has a detached single garage.

### Viewing

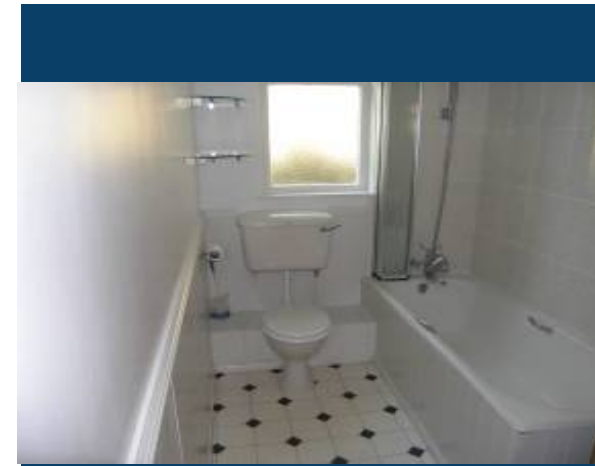
Viewing by appointment through Andersons LLP 01577 862405

### 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.*



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