

# Andersons LLP

SOLICITORS AND ESTATE AGENTS

- Traditional Terraced Villa
- Popular Residential Location
- Hallway
- Sitting/Dining Room
- Kitchen
- Bathroom
- Three Bedrooms
- Attractive Garden to Rear
- Double Glazing
- Oil Central Heating
- On Street Parking

**Fixed Price £117,000**

**14 Marshall Place, Milnathort, KY13 9XW**



A traditional terraced villa in a popular residential location. The property comprises hallway, sitting room/dining room, kitchen, bathroom and three bedrooms. The property benefits from double glazing and oil central heating and an attractive garden to the rear.

### **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 modern double glazed doorway to the front into the main hallway.

#### **Hallway**

The hallway has doors into the ground level rooms, gives direct access to the stairway to the upper level and has an under stairs cupboard.

#### **Sitting Room/Dining Room**

7.35m by 3.09m (24'1" by 10'1")

A good sized sitting room which easily accommodates a dining area. This room has double glazed windows to front and patio doors looking onto the rear garden and giving direct access to same.

#### **Kitchen**

3.47m by 1.99m (11'4" by 6'6")

The kitchen is fitted with storage units at base and wall levels, stainless steel sink unit and drainer and integrated electric hob with oven below. Ample work top surfaces. Splash back tiled surrounds. Two fitted

cupboard. Double glazed window to the rear and double glazed doorway giving access to the same. There is also an electric panel heater.

#### **Upstairs**

The upper landing gives access into the bathroom and three bedrooms. There is a hatch to the loft.

#### **Bathroom**

1.78m by 2.01m (5'9" by 6'7")

Comprising w.c, wash hand basin and bath with shower over. Tiled surrounds. Frosted double glazed window.

#### **Bedroom 1**

4.15m by 2.86m (13'7" by 9'4")

A double bedroom with two fitted double wardrobes. There is also an additional storage cupboard. Two double glazed windows to the front.

#### **Bedroom 2**

3.70m by 3.01m (12'1" by 9'10")

Another good sized double bedroom with fitted double wardrobe. Double glazed window overlooking the rear garden.

#### **Bedroom 3**

3.07m by 2.86m (10'0" by 9'4")

A good sized third bedroom with fitted storage cupboard. Double Glazed window to the front.

#### **Gardens**

The property has a good sized enclosed garden to the rear, the garden has a good sized lawn, paved section and incorporates a drying area and has a flower border. There is also storage cellar and patio seating area.

#### **Parking**

Parking is generally on street and there is also unallocated parking to the rear.

#### **Extras**

Fitted floorcoverings will be included

#### **Viewing**

Viewing by appointment through Andersons LLP 01577 862405

#### **Offers**

These should be in writing to our Kinross Office.



*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.*