

Andersons<sup>LLP</sup>

SOLICITORS AND ESTATE AGENTS



- Excellently Appointed
- Ground Level Apartment
- Central/Attractive Location
- Sitting/Dining Room
- Adjacent Dining Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Electric Central Heating
- Attractive Rear Garden
- Viewing by Appointment

**Fixed Price £85,000**

**4a New Road, Milnathort, KY13 9XT**

An excellently appointed ground level apartment in a central but attractive location. The property comprises sitting/dining room with adjacent dining kitchen, 2 bedrooms and bathroom. Features include double glazing, electric heating and an attractive garden to the rear. Early viewing is highly recommended and is strictly by appointment.

### **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. 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 are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative. 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.

#### **Entry**

Entry is gained to the front via a traditionally styled modern doorway into a reception hall.

#### **Reception Hallway**

The reception hallway has doors into good sized storage cupboard (which also houses water tank) and into the sitting room.

#### **Sitting Room**

4.73m by 3.32m (5'6" by 10'10")

An excellently appointed sitting room with double glazed window to the front. The sitting room will easily incorporate a dining table if required, although currently the dining area is in the adjacent open plan kitchen section of this room.

#### **Dining Kitchen Area**

2.28m by 2.76m (7'6" by 9'0")

Again well appointed. The kitchen has attractive fitted storage units at base and wall levels, co-ordinated worktop, splash back tiling, stainless steel sink unit and drainer, integrated electric ceramic/halogen hob with extractor over and a built-in electric oven. There is plumbing for a washing machine and spaces for other appliances.

#### **Bathroom**

2.13m by 2.12m (7'0" by 6'11")

A good sized bathroom comprising w.c, pedestal wash hand basin and bath with electric shower over. Splash back tiled surrounds. Wall mounted electric fan heater. Extractor fan. Display and storage shelving.

#### **Bedroom 1**

4.25m by 2.37m (13'11" by 7'9")

Attractive bedroom with fitted double wardrobe with mirrored doors and additional built-in double wardrobe, chest of drawers and dressing table. This room has double glazed windows overlooking the rear garden. This room will accommodate a double bed however one of the additional fitted wardrobes could be removed to further accommodate this if required. This room has an additional telephone and tv socket as does bedroom 2.

#### **Bedroom 2**

2.69m by 2.88m (8'10" by 9'5")

Again this room can accommodate a double bed. Currently there is a fitted quadruple wardrobe and built-in drawers. This room is currently utilised as a study. Double glazed window overlooking the rear garden.

#### **Garden**

The property has an attractive garden adjacent to the rear of the property. This area incorporates a patio and chipped section with drying area and space for outdoor sitting areas etc. There is also a gated section of garden to the side with a timber garden shed.

#### **Heating**

Heating is supplied by electric storage heaters with additional panel radiators in the bedrooms.

#### **Extras**

Fitted floor coverings and timber shed to be included in the sale price. White goods in the kitchen and the fireplace may be available by separate negotiation.

#### **Note**

The property has t.v and telephone points in the sitting room and each of the bedrooms.

**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.*