

Andersons LLP

SOLICITORS AND ESTATE AGENTS

- Immaculately Appointed
- Semi Detached Bungalow
- Popular Location
- Sitting Room
- Fitted Kitchen
- Bathroom
- 2 Bedrooms
- Floored Loft Area
- Gas Central Heating
- Double Glazing
- Attractive Gardens
- Single Garage
- Viewing Highly Recommended

Offer Over £129,000

6 Auld Mart Road, Milnathort, KY13 9FR



An immaculately appointed semi-detached bungalow in this very popular residential location. The property comprises sitting room, fitted kitchen, bathroom and 2 bedrooms. The property benefits from a good sized loft area which has been floored and has power and light and is accessed via a ramsay style ladder. The property also has gas central heating, double glazing, attractive gardens to the front and rear and a detached single garage. Viewing is highly 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

Entry

Entry is gained via a doorway to the side of the property into the hallway. The hallway has tiled flooring and gives access to all main rooms, has a hatch to the loft space and also has a fitted cloaks cupboard and storage/airing cupboard.

Sitting/ Dining Room

5.24m by 3.17m (17'2" by 10'5")

This room can accommodate sitting and dining sections. Double glazed windows to the front. Timber effect laminate flooring. Door into kitchen.

Kitchen

3.39m by 2.21m (11'1" by 7'3")

A well appointed fitted kitchen with fitted storage units at base and wall levels, an integral gas hob with extractor over, fitted electric oven and there are spaces and plumbing for other usual appliances. There is a 1/2 bowl sink unit and drainer. Splashback tiling. Double glazed windows to the front.

Bathroom

1.87m by 2.20m (6'1" by 7'2")

The bathroom comprises WC, pedestal wash hand basin and bath with shower fitment over. Fitted wall mirror. Shaver light. Frosted double glazed window. Tiled surrounds.

Bedroom 1

3.34m by 2.72m (10'11" by 8'11")

A double bedroom with fitted bed surround incorporating wardrobes, fitted drawer units and storage space. Fitted cupboard/wardrobe. Double glazed window looking to the rear garden.

Bedroom 2

3.34m by 2.69m (10'11" by 8'10")

Another bedroom which will accommodate a double bed. Fitted double wardrobe with mirrored doors. This room has double glazed patio doors looking on to the rear garden and giving direct to same.

Loft Room

Accessed via a "ramsay style" ladder there is a good sized loft room which has been floored and lined and has power and light. This area may be suitable for further conversions subject to relevant consents but in any event provides a good hobby room or study.

Gardens

The property has a lawned garden stocked with flower borders to the front. To the side there is driveway parking leading to the garage. The rear garden is an excellent feature. The rear garden has been landscaped to include a patio section, an area laid to chip and also a lawned area. There is space for a drying green and ample space for outdoor sitting and barbecue areas etc. The garden is south-west facing and receives a high degree of sunlight while enjoying a good level of privacy.

Garage

The property has a single garage with additional door to the garden. Power and light.

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.