

12 Auld Mart Road, Milnathort



Law Location Life

12 | Auld Mart Road | Milnathort

Situated within a sought-after and peaceful residential area of Milnathort, this well-presented semi-detached bungalow offers an excellent opportunity for a range of purchasers including downsizers, first-time buyers and those seeking convenient single-level living.

The accommodation comprises a welcoming entrance hallway, bright and spacious sitting room, fitted kitchen, and a conservatory overlooking the rear garden. There are two generous double bedrooms and a modern shower room.

Externally, the property benefits from an attractive West-facing rear garden enjoying excellent afternoon and evening sunshine, together with a detached garage and private driveway providing off-street parking.

Early viewing is highly recommended to appreciate the location, presentation and accommodation on offer.





Accommodation

Entrance Hallway

Entry is from the side into the entrance hallway. There is carpeted flooring, doors to the sitting room, kitchen, 2 bedrooms, shower room and storage cupboard and access to the attic space.

Sitting Room

A spacious reception room with carpeted flooring and large window to the front.

Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling and 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob and extractor fan and there are spaces for a fridge/freezer, dishwasher and washing machine. Additionally there is laminate flooring and double doors to the rear into the conservatory.

Conservatory

The conservatory overlooks the rear garden and has laminate flooring, a door to the side with windows to the front and sides.

Master Bedroom

A double bedroom with carpeted flooring, fitted double wardrobe with sliding mirrored doors and window to the rear.

Bedroom 2

A further good sized double bedroom with fitted wardrobe with sliding mirrored doors, window to the front and carpeted flooring.

Shower Room

The shower room is tiled and comprises shower cubicle, wc, wash hand basin with storage and chrome towel radiator.

Gardens

The rear garden is enclosed with patio area, lawn area and an array of plants, trees, shrubs and flowers. The front garden is laid to lawn.

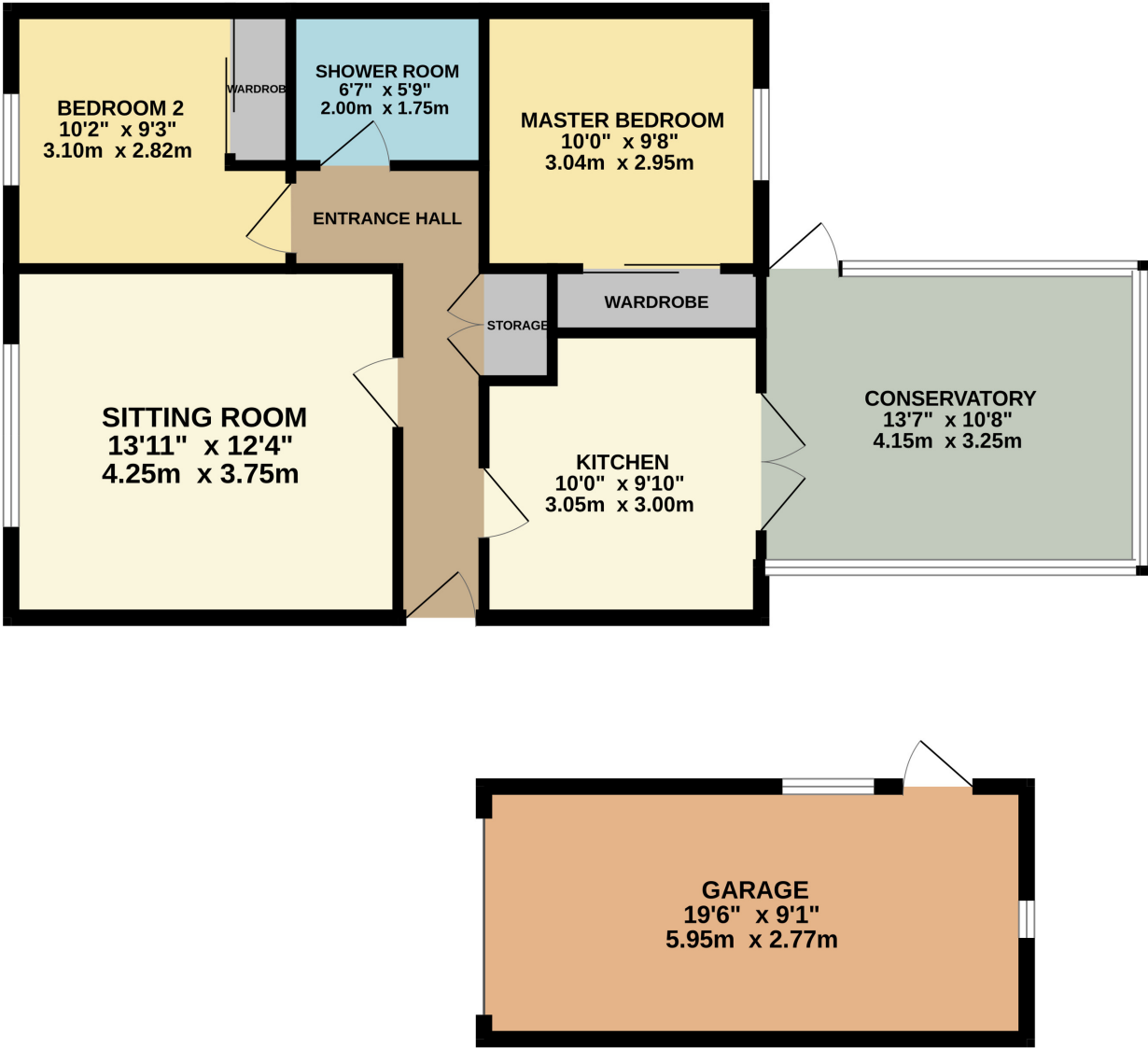
Garage & Driveway

The property benefits from a detached single garage with electric up and over door to the front, windows to the side and rear and door to the side into the rear garden. Additionally there is power and light. The driveway to the side of the property can accommodate 2 vehicles

Heating

Gas central heating.

GROUND FLOOR



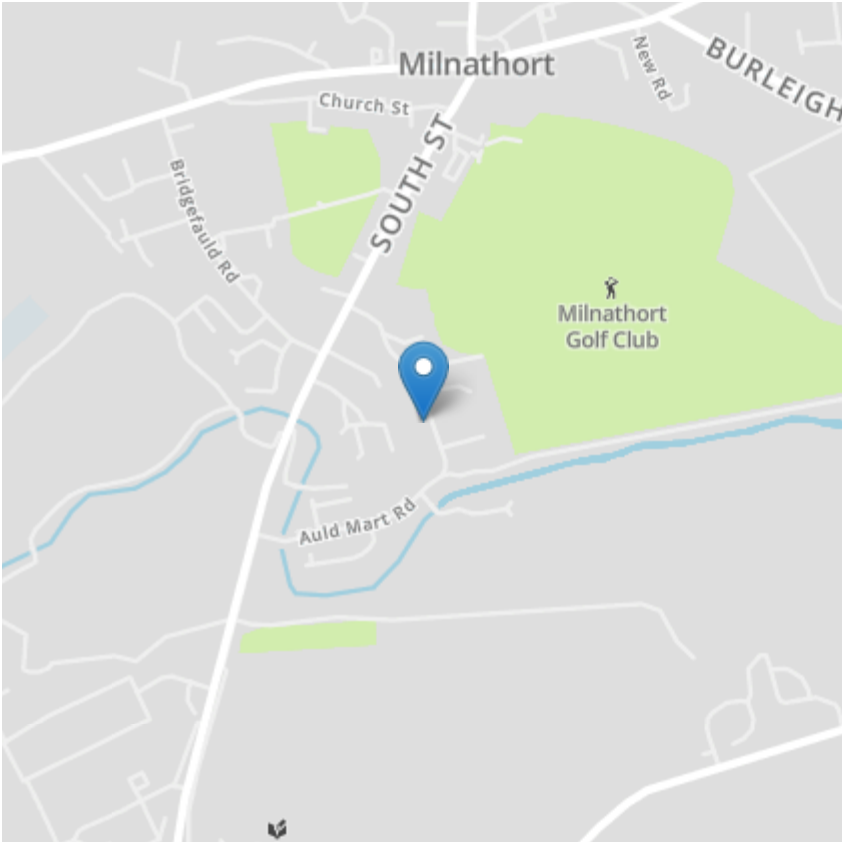
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AULD MART ROAD, MILNATHORT - 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.



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92+)	A			
(81-91)	B			
(69-80)	C		77	78
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not environmentally friendly - higher CO ₂ emissions				
England, Scotland & Wales			EU Directive 2002/91/EC	

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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

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

