

38 Marshall Place, Milnathort



Law Location Life

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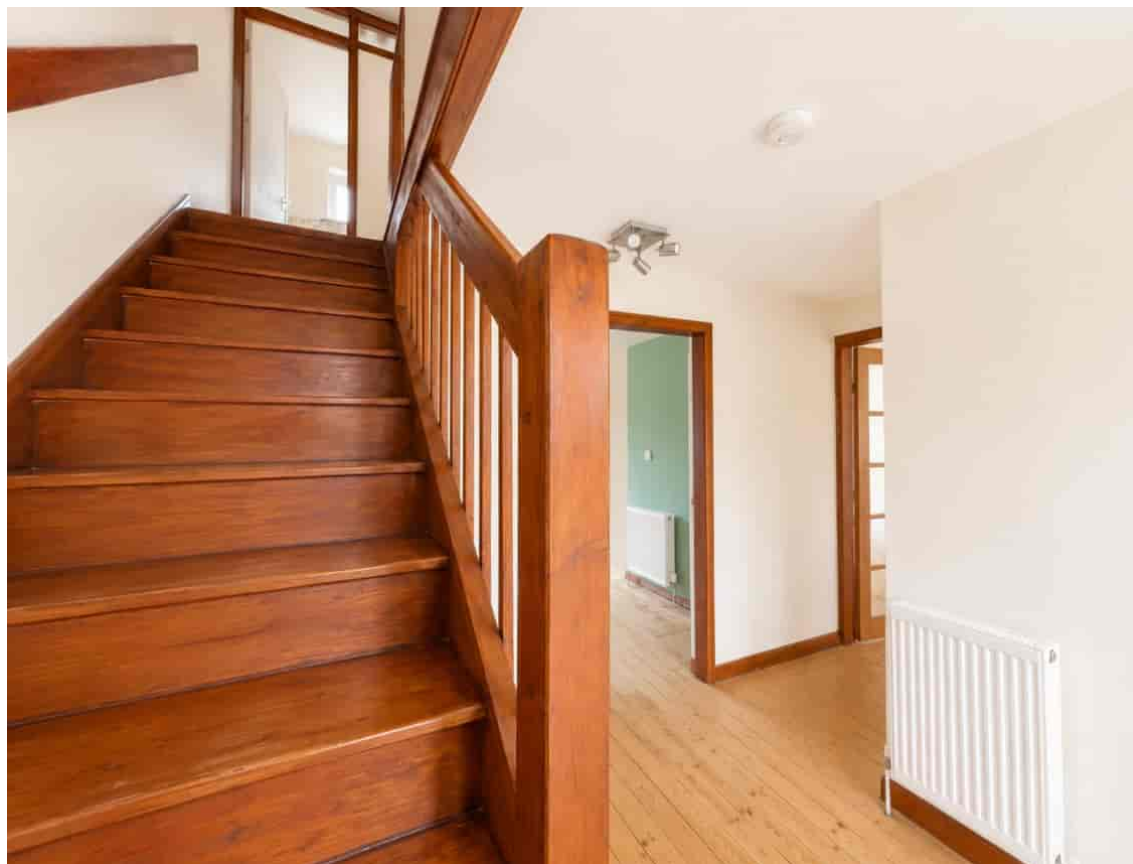
Situated within a quiet cul-de-sac in the popular village of Milnathort, this Sizable Mid-Terrace Villa offers an excellent opportunity for buyers seeking a spacious family home with scope for upgrading and personalisation.

The accommodation comprises a welcoming reception hallway, kitchen, and a generous sitting/dining room with patio doors providing direct access to the rear garden.

Upstairs, the property benefits from a well-proportioned principal bedroom with walk-in wardrobe, two further bedrooms, and a family bathroom.

Externally, the property enjoys an enclosed, low-maintenance west-facing rear garden, ideal for enjoying afternoon and evening sunshine, together with off-street parking to the front.

Offering fantastic potential, early viewing is recommended.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There are doors providing access to the sitting room/dining room, kitchen, under stair storage cupboard and staircase to the upper level.

Sitting/Dining Room

A large reception room with patio doors to the rear into the garden and window to the front. There is a fireplace with wood burning stove.

Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling and stainless steel sink and drainer. There are spaces for appliances, a window and door to the rear and doors to two storage cupboards.

Upper Level Landing

The upper level landing has doors to 3 bedrooms and a family bathroom.

Master Bedroom

An impressive master bedroom with two windows to the rear and doors to a storage cupboard and walk in wardrobe.

Walk in Wardrobe

A walk in wardrobe with window to the rear and clothes rail.

Bedroom 2

A double bedroom with window to the front and hatch to the attic space.

Bedroom 3

A good sized third bedroom with window to the front and door to a storage cupboard.

Family Bathroom

The family bathroom is part tiled and comprises of wc, wash hand basin, bath with Triton Coral shower over, towel radiator and window to the rear.

Garden & Store Rooms

The property benefits from an enclosed, low maintenance West facing garden to the rear. There is a large patio area, artificial grass, timber shed, outbuilding and access to a rear storage room. To the front of the property is a further storage room.

Parking

There is ample off street parking to the front of the property.

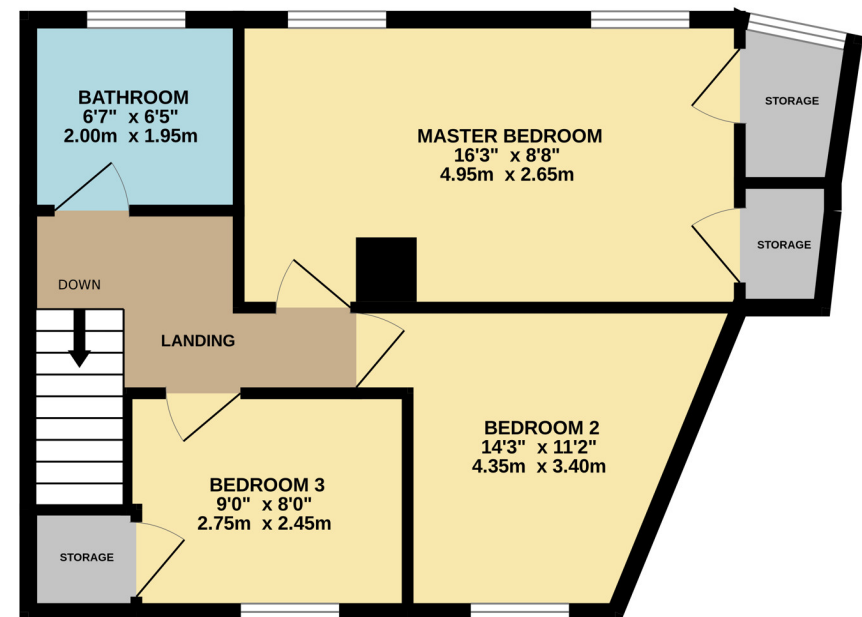
Heating

See the home report.

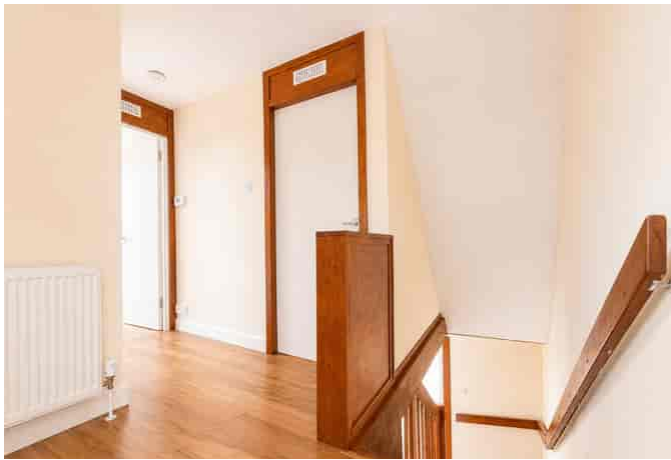
GROUND FLOOR



1ST FLOOR



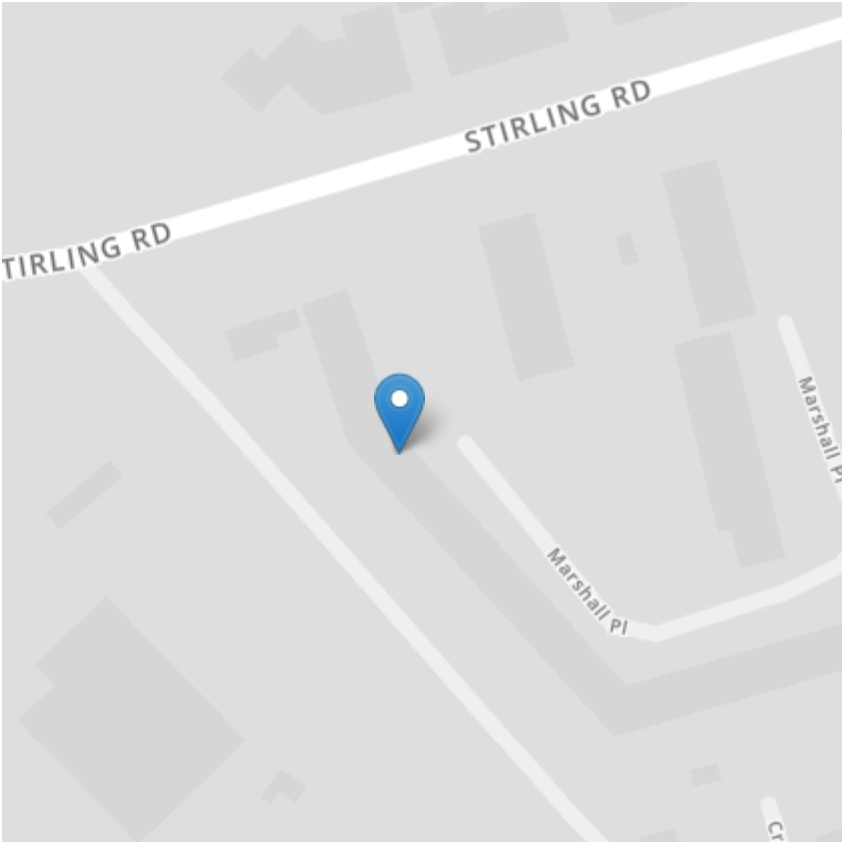
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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MARSHALL PLACE, 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.



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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.

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