

2 Queich Court, Milnathort



Law Location Life

2 | Queich Court | Milnathort

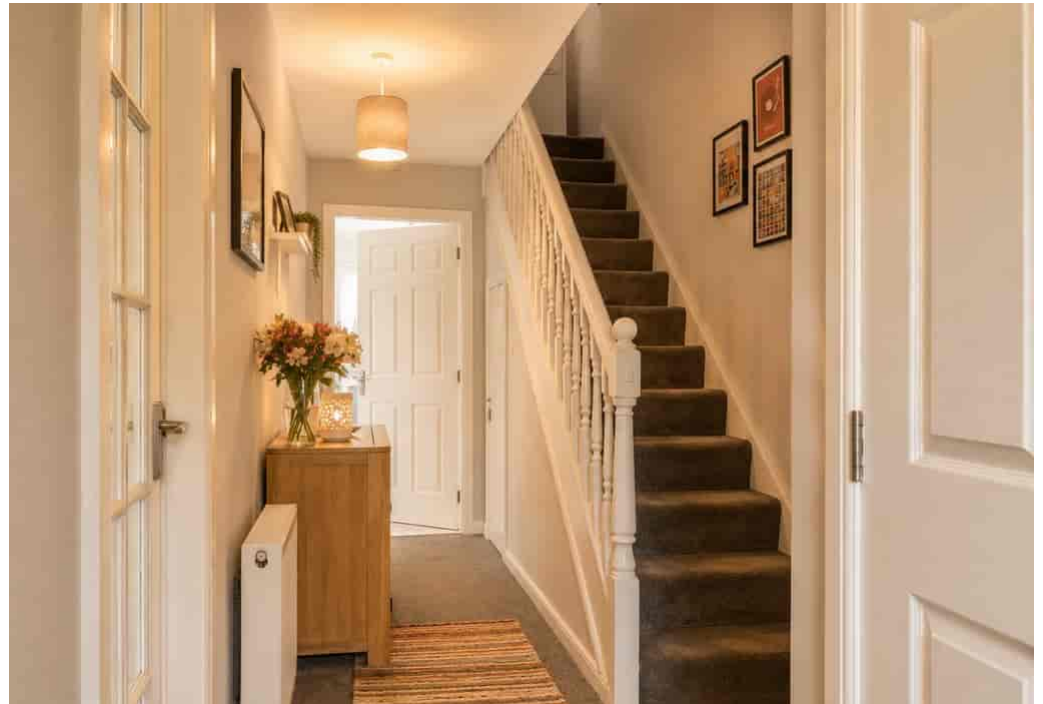
An Immaculately Presented 3 Bedroom Detached Villa, peacefully situated within a quiet cul-de-sac in a highly sought-after residential location, close to local schooling and amenities.

Presented in true move-in condition, this excellent home offers stylish and spacious accommodation ideally suited to modern family living. The well-proportioned accommodation comprises welcoming entrance hallway, convenient ground floor WC, bright and spacious sitting room, modern fitted kitchen with adjacent dining area, master bedroom with en suite shower room, 2 further bedrooms and a family bathroom.

Externally, the property enjoys an attractive south-west facing rear garden, providing a sunny and private outdoor space ideal for relaxing, entertaining, and family use. To the front, a driveway offers convenient off-street parking, with excellent potential for the addition of a garage, subject to the relevant planning permissions and consents.

Properties within this highly desirable development rarely come to market, and early viewing is strongly recommended to fully appreciate the quality, location, and accommodation on offer.





Accommodation

Entrance Hallway

Access is gained via the front into the welcoming main hallway. There are doors providing access to the sitting room, kitchen/dining room, wc/cloakroom and useful under stair storage cupboard.

Sitting Room

A generously proportioned reception room with front-facing window providing excellent natural light. Glazed panelled sliding doors lead through to the kitchen/dining room, creating an ideal space for both everyday living and entertaining.

Dining Room

Positioned adjacent to and open plan with the kitchen, the dining area benefits from patio doors overlooking and providing direct access to the rear garden.

Kitchen

The contemporary kitchen has high-quality lacquered wall and base units, complemented by coordinated worktop surfaces and stainless steel sink and drainer. Integrated appliances include a gas hob with extractor hood, electric oven, fridge, freezer, and dishwasher. There is also plumbing for a washing machine. A rear-facing window overlooks the garden, and a return door provides access back to the hallway. There is open access into the dining room.

Dining Room

Positioned adjacent to and open plan with the kitchen, the dining area benefits from patio doors overlooking and providing direct access to the rear garden.

WC Room

A bright and practical cloakroom fitted with WC and wash hand basin, complemented by splashback tiling and a frosted window allowing for natural light.

Upper Landing

The upper level gives access to three bedrooms and the family bathroom. There is also a storage cupboard and hatch access to the loft space, providing additional storage.

Principal Bedroom

A well-proportioned double bedroom overlooking the rear garden, benefiting from mirrored fitted wardrobes and access to the en-suite shower room.

En-Suite Shower Room

The en suite shower room is fitted with wc, wash hand basin, and shower enclosure with mains shower. There is a window to side.

Bedroom Two

A further generous double bedroom with front-facing window and mirrored fitted wardrobe.

Bedroom Three

A well-sized third bedroom with front-facing window.

Family Bathroom

A spacious and modern bathroom fitted with wc, contemporary wash hand basin, bath with Mira Sport shower over and window to the rear.

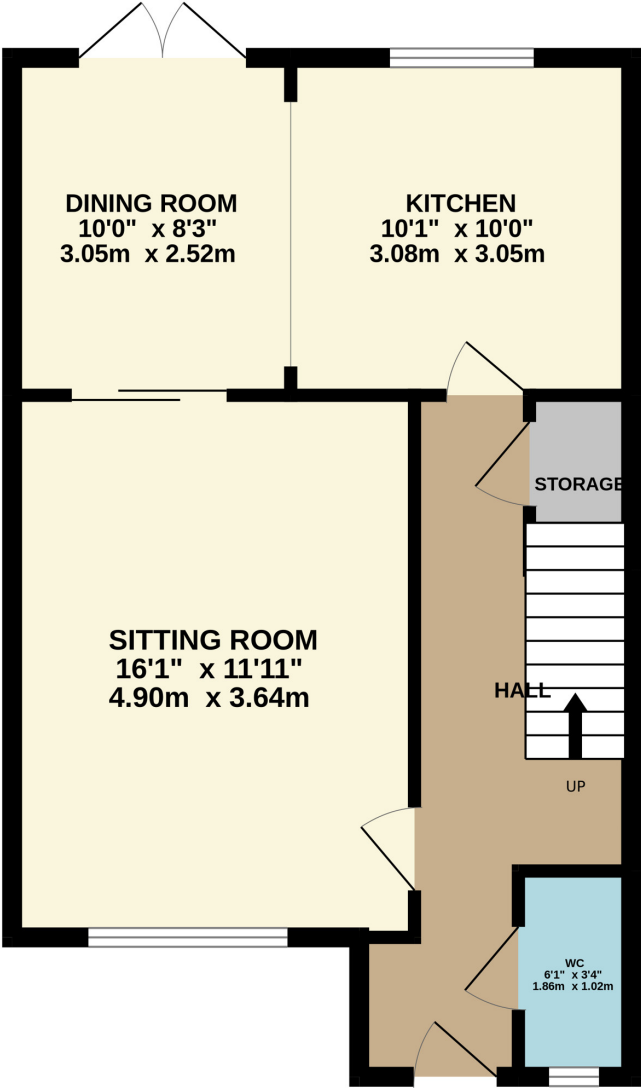
Gardens & Driveway

The property enjoys attractive gardens to both the front and rear. The front garden is mainly laid to lawn with a driveway to the side providing off-street parking. The south-west facing rear garden is a particular feature of the property, enjoying excellent afternoon and evening sunshine. Predominantly laid to lawn, it also benefits from a patio area ideal for outdoor dining and entertaining. Additionally, there is a timber summer house and storage shed.

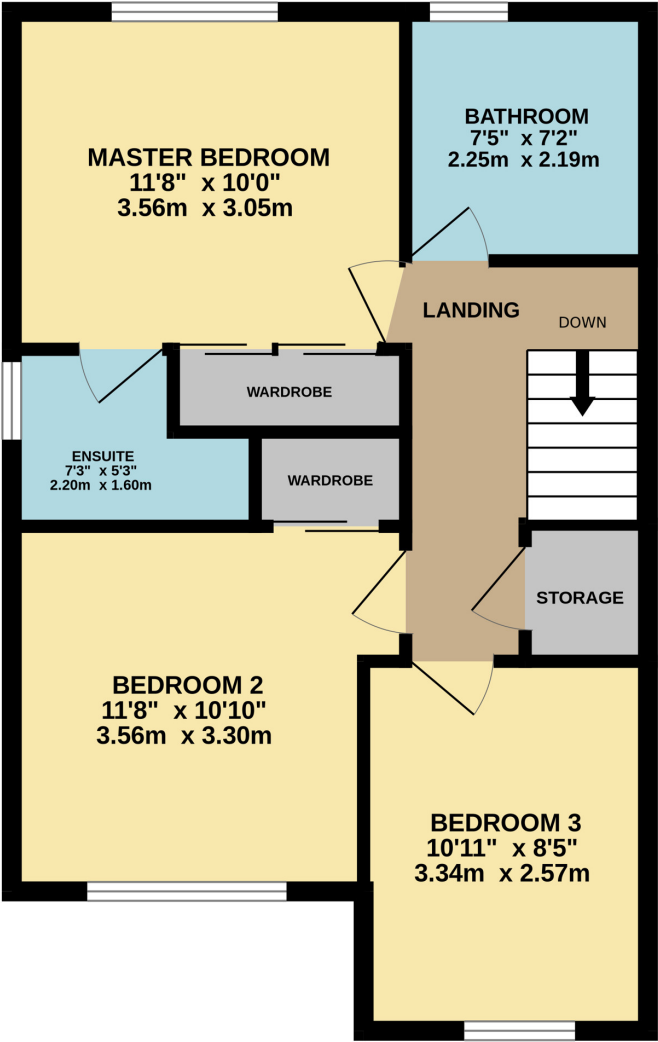
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR



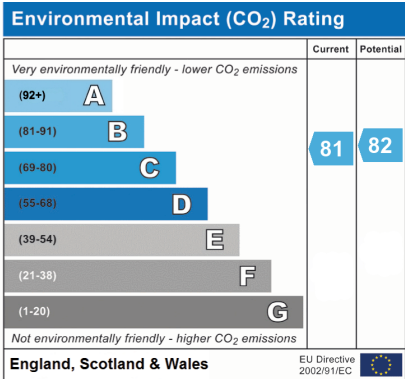
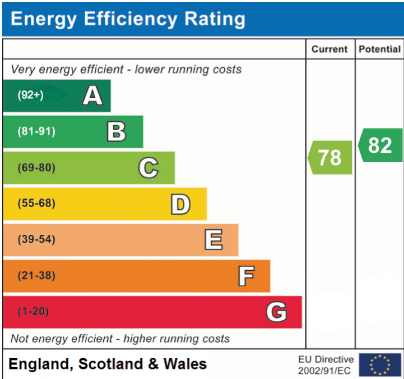
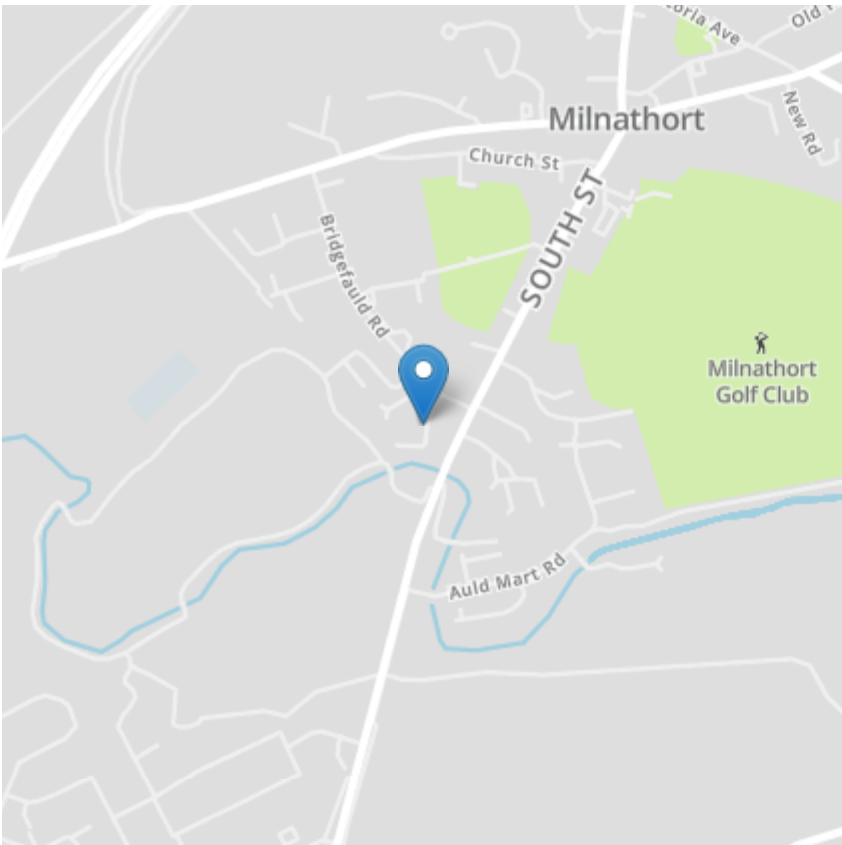
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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