

Coolangatti

Old Perth Road, Milnathort



Law Location Life

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Occupying a substantial plot extending to approximately half an acre and enjoying breathtaking panoramic views towards Burleigh Castle, Loch Leven and Bishop Hill, this Deceptively Spacious Detached Villa offers exceptional family living in a truly enviable setting.

Designed to take full advantage of its stunning surroundings, the property provides flexible and well-proportioned accommodation throughout, making it ideally suited to modern family life. The ground floor comprises an entrance vestibule, generous sitting/dining room, a comfortable family room, spacious dining kitchen, conservatory, utility room, boot room and WC, creating a versatile layout that is equally suited to everyday living and entertaining.

The upper level hosts an impressive principal bedroom suite, enjoying spectacular views across Loch Leven and the surrounding hills. This superb room is complemented by a dressing room and en-suite shower room. Three further double bedrooms and a family bathroom complete the accommodation, providing ample space for growing families and visiting guests.

Externally, the property is set within generous grounds extending to approximately half an acre, with beautifully maintained gardens to both the front and rear. Mature trees and established planting create a wonderful sense of privacy and seclusion, while a productive vegetable patch, attractive patio areas, summer house and log store further enhance the outdoor space. The gardens provide the perfect setting for family enjoyment, outdoor entertaining and relaxation whilst taking full advantage of the magnificent views.

The property also benefits from an integral double garage and extensive driveway parking to both the front and rear, providing ample space for numerous vehicles, caravans or recreational equipment.

Combining spacious and flexible accommodation, substantial gardens, excellent parking provision and some of the finest views in the area, this is a rare opportunity to acquire a wonderful family home in an outstanding setting overlooking Loch Leven and the surrounding countryside.





Accomodation

Entrance Vestibule

Accessed from the front of the property, the entrance vestibule provides a welcoming introduction to the home and leads directly into the spacious open plan sitting/dining room.

Sitting/Dining Room

A superb principal reception room enjoying a large picture window to the front, taking full advantage of the spectacular views towards Burleigh Castle, Loch Leven and Bishop Hill. A feature stone fireplace with log-burning stove creates an attractive focal point, while an open staircase leads to the upper floor. Doors provide access to the family room, dining kitchen, cloakroom/WC and a useful storage cupboard.

Cloakroom/WC

Partially tiled and fitted with a wall-mounted wash hand basin, WC and side-facing window.

Dining Kitchen

A spacious family dining kitchen fitted with a range of wall and base units, complementary worktops, tiled splashbacks and a one-and-a-half bowl sink with drainer. A traditional AGA provides both cooking and character, while there is additional space for a dishwasher and freestanding fridge/freezer. The room comfortably accommodates a large dining table and benefits from a rear-facing window, open access to the family room, and doors leading to the conservatory and utility room.

Family Room

A versatile additional reception room with a side-facing window, ideal as a family room, playroom or home office.

Conservatory

A bright conservatory overlooking the rear garden, with French doors opening directly onto the patio, creating an ideal space to relax and enjoy the garden throughout the year.

Utility Room

A practical utility room fitted with additional storage units and worktops, together with space for laundry appliances. A rear door and window provide access to the garden, while further doors lead to the integral double garage and a useful storage cupboard. Open access leads into the boot room.

Boot Room

A useful and practical space fitted with worktops, storage cupboards and a sink, with a front-facing window.

Upper Landing

The spacious landing provides access to four double bedrooms, the family bathroom, a storage cupboard and hatch to the attic space.

Principal Bedroom

A superb principal bedroom featuring a large front-facing window framing breathtaking views across Burleigh Castle, Loch Leven and Bishop Hill. A door leads through to the dressing room.

Dressing Room

Fitted with a sliding mirrored wardrobe, side-facing window and direct access to the en-suite shower room.

En-Suite Shower Room

Partially tiled and comprising a shower enclosure, wall-mounted wash hand basin, WC, heated towel rail and side-facing window.

Bedroom Two

A generous double bedroom with a side-facing window.

Bedroom Three

A further double bedroom with a rear-facing window and open wardrobe area.

Bedroom Four

A fourth double bedroom overlooking the rear garden, complete with an open wardrobe area.

Family Bathroom

A well-appointed family bathroom featuring a Jacuzzi corner bath, wall-mounted wash hand basin, WC, heated towel rail and side-facing window.

Gardens

Occupying a generous plot of approximately half an acre, the property enjoys beautifully maintained gardens to both the front and rear. The front garden is predominantly laid to lawn and enhanced by an array of mature trees, together with a vegetable garden, summer house and sunken trampoline, creating an ideal family environment. A substantial driveway provides parking for numerous vehicles. The enclosed rear garden is also mainly laid to lawn and features mature trees, patio seating area and log store, providing a wonderful space for outdoor entertaining while enjoying the surrounding countryside. An additional parking area to the rear benefits from direct access onto Old Perth Road

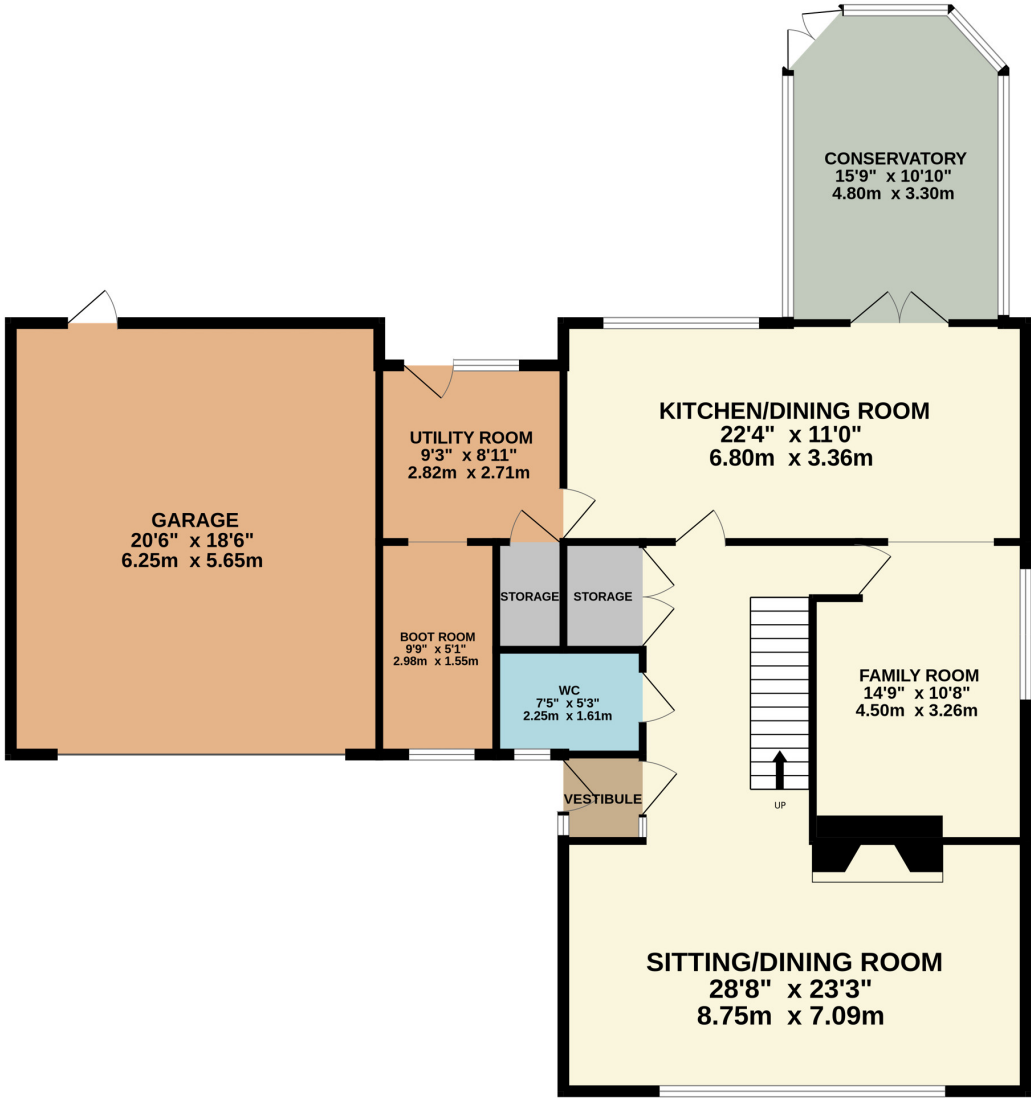
Integral Double Garage

A generous integral double garage fitted with twin up-and-over doors to the front, providing excellent secure parking and storage. The garage benefits from power and lighting, together with a rear access door leading directly into the garden, making it equally suited as a workshop, hobby space or additional storage area.

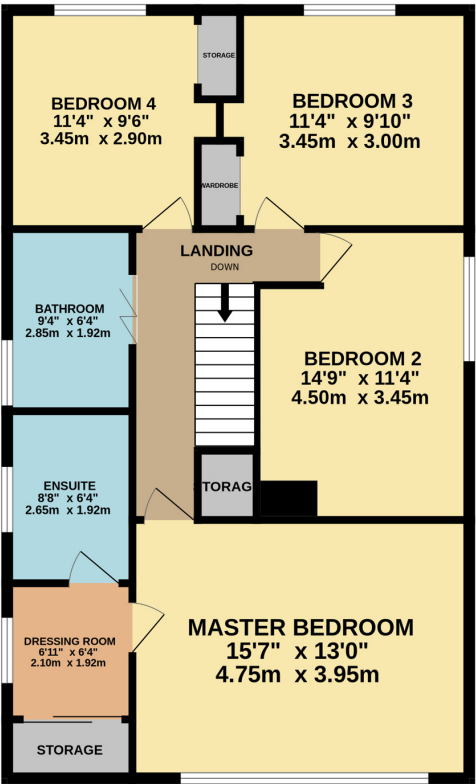
Solar Panels & Heating

Please see home report.

GROUND FLOOR



1ST FLOOR



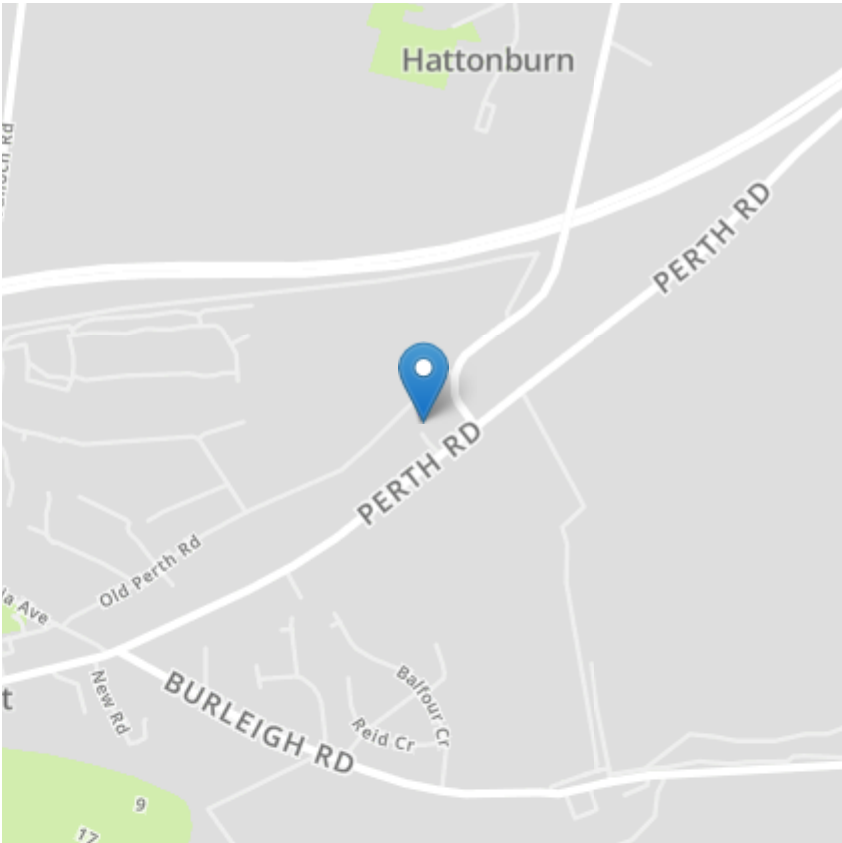
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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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