

11 Glebe Crescent

MILNATHORT, PERTHSHIRE, KY13 9YX



*WONDERFUL THREE BEDROOM
FAMILY HOME*



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11 Glebe Crescent is a delightful and spacious three bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

The entrance leads into an inner hall which has doors leading to the lounge, dining room, kitchen, sun room and stairs leading to the upper level. The spacious open plan lounge/dining room has a rear-facing window with panoramic views over the secluded rear gardens and beyond. The kitchen is a good size and features a range of quality fitted and finished floor and wall mounted units with integrated appliances and access to the rear gardens. The sun room is beautifully designed and is flooded with natural light. To the upper level, there are three good sized double bedrooms with the master offering a stylish en-suite; the quality sized family bathroom with shower completes the internal accommodation on offer.

A large driveway leads to the single garage and ample off-street parking is provided. There are lovely landscaped gardens to front and rear of the property, which are low maintenance and are fully enclosed to the rear, ensuring a child and animal-friendly environment.









Bedroom 1





Bedroom 2

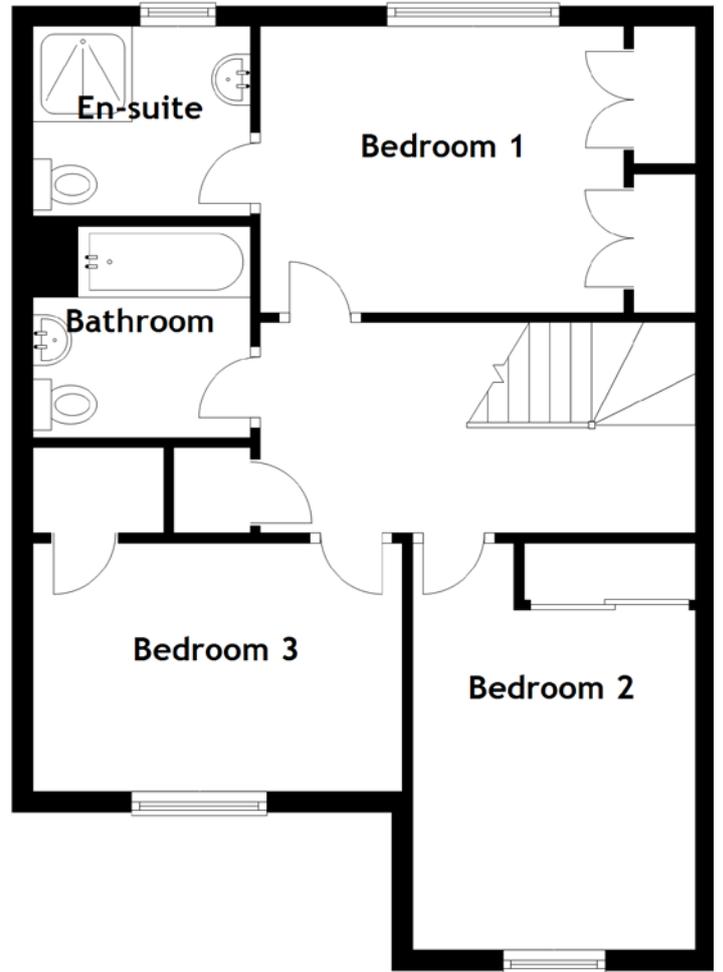
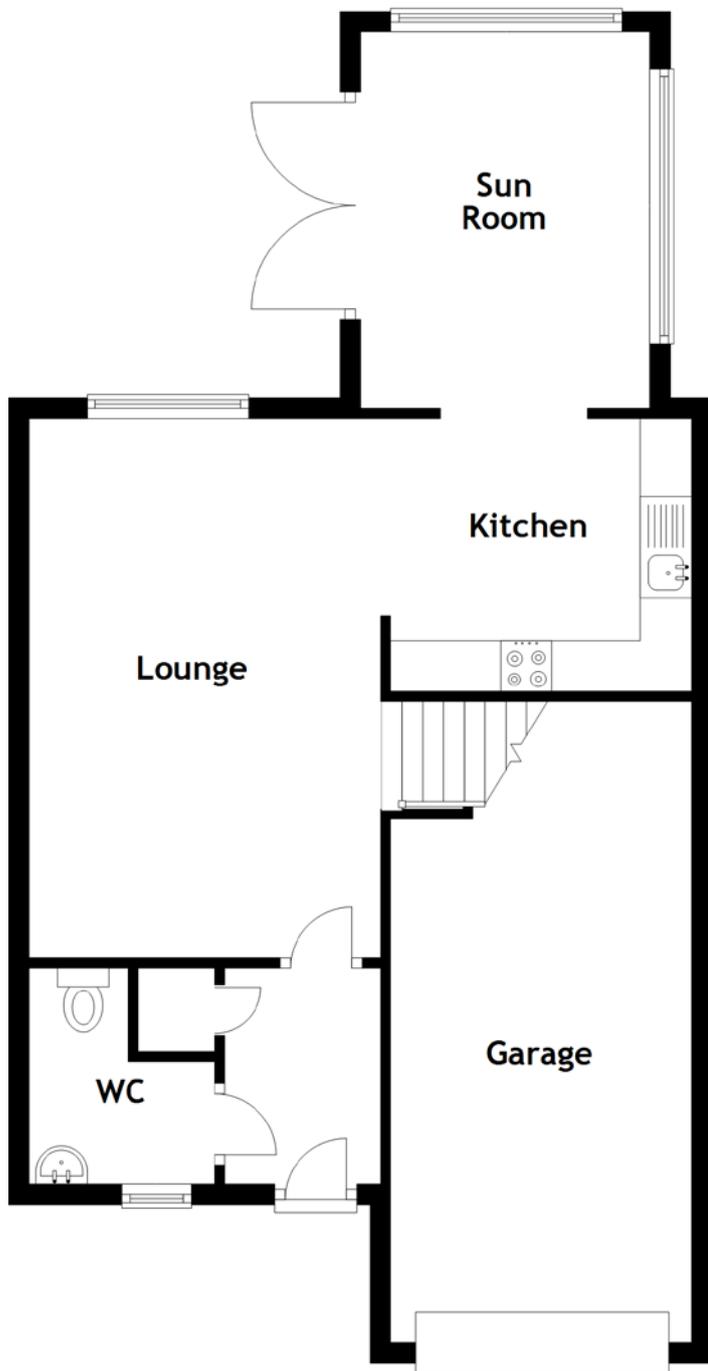




Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.42m (11'3")
Kitchen	2.93m (9'7") x 2.68m (8'10")
Sun Room	3.70m (12'2") x 2.82m (9'3")
Garage	6.30m (20'8") x 2.93m (9'7")
WC	2.12m (7') x 1.81m (5'11")
Bedroom 1	3.54m (11'7") x 2.81m (9'3")
En-suite	2.12m (6'11") x 1.86m (6'1")

Bedroom 2	4.00m (13'2") x 2.76m (9'1")
Bedroom 3	3.60m (11'10") x 2.44m (8')
Bathroom	2.12m (6'11") x 2.08m (6'10")

Gross internal floor area (m²): 102m²

EPC Rating: B

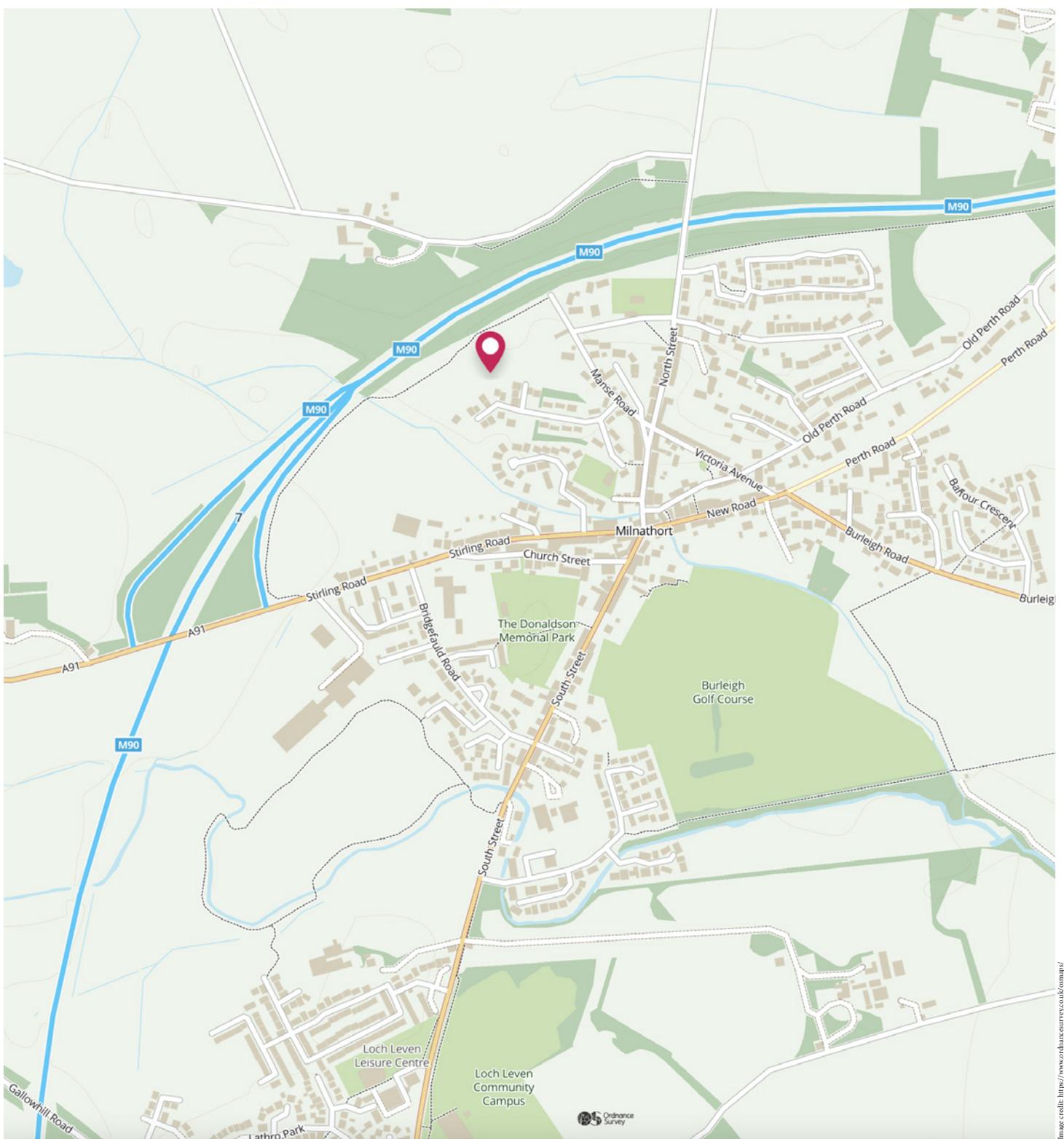
"...THERE ARE LOVELY LANDSCAPED GARDENS TO FRONT AND REAR OF THE PROPERTY, WHICH ARE LOW MAINTENANCE AND ARE FULLY ENCLOSED TO THE REAR, ENSURING A CHILD AND ANIMAL-FRIENDLY ENVIRONMENT..."





The former market town of Milnathort is a small village in the Kinross Perthshire area, with local shops, a town hall and a nine-hole golf course, with fine views of Loch Leven and the Lomond Hills. Two miles further south is the larger town of Kinross. Nestling beside Loch Leven, Kinross is an attractive town with a leisure centre, Sainsbury's supermarket, good local shops, hotels and restaurants.

There is a fine range of 'things to do' including a 12.5km walking and cycling heritage trail around the shores of the Loch, taking in Vane Farm RSPB Nature Reserve. Steeped in history, the well-preserved ruins of Loch Leven Castle sit on Castle Island and can be reached by boat during the summer months. The castle is perhaps best known as a place of imprisonment for Mary, Queen of Scots and where she was forced to abdicate in favour of her infant son, James VI. Education is of paramount importance to every family and Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly-rated private schools including Dollar Academy and Strathallan are within easy travelling distance. Nearby, there are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket and other fitness sports. Add to that all major sporting and entertainment venues in Scotland can be easily reached via the motorway network and it quickly becomes clear why Perth and Kinross-Shire is such a popular location.



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