




McEwan Fraser Legal

Solicitors & Estate Agents

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1A Old Perth Road

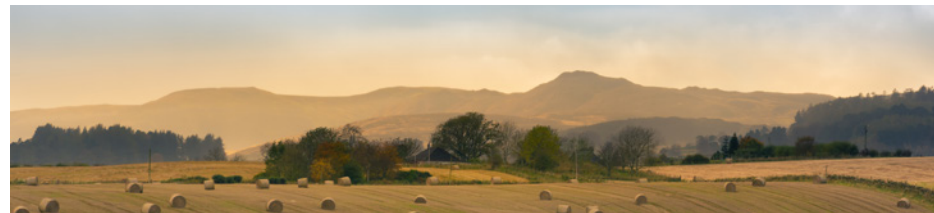
MILNATHORT, KINROSS, KY13 9YA

THE LOCATION

MILNATHORT, KINROSS, KY13 9YA

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.



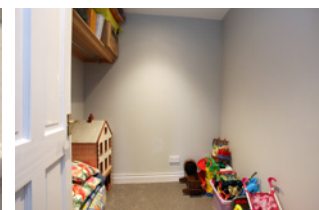
1A OLD PERTH ROAD

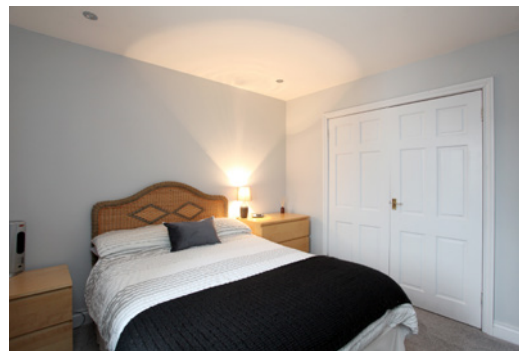
MILNATHORT, KINROSS, KY13 9YA

1a Old Perth Road is a beautiful detached villa, set within an ever-growing residential location. This superb home sits on a sizeable plot, with commanding views to the front across Perthshire. Spread over four floors, this home has been sympathetically developed to ensure space and privacy for a growing family. The flexible accommodation is equally suited to multi-generational families, with each floor having both bedrooms and bath or shower rooms.

On the lower level, a spacious hall with WC gives access to the spacious second reception room with delightful views to the front, this is a multipurpose room that can be used in many different ways. Bedroom three is also located on this level and is double in size with a stylish en-suite and walk-in wardrobe. Journey to the second level where you will discover the spacious kitchen/dining/family area offering a wealth of floor and wall-mounted units, with an open-plan dining area and access to the family area, French doors lead to the secluded rear gardens. A handy utility room is located off the kitchen. The wonderful lounge is elevated and gives panoramic views across the countryside. Continuing upwards, there are two further bedrooms. The master bedroom with en-suite and walk-in wardrobe. The family bathroom is also located on the upper level with a three-piece suite.

The property further benefits from a spacious garage and gas central heating. The gardens to the rear are landscaped to provide a child and animal-friendly environment which are low maintenance. This home offers sufficient storage for family needs on all levels.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

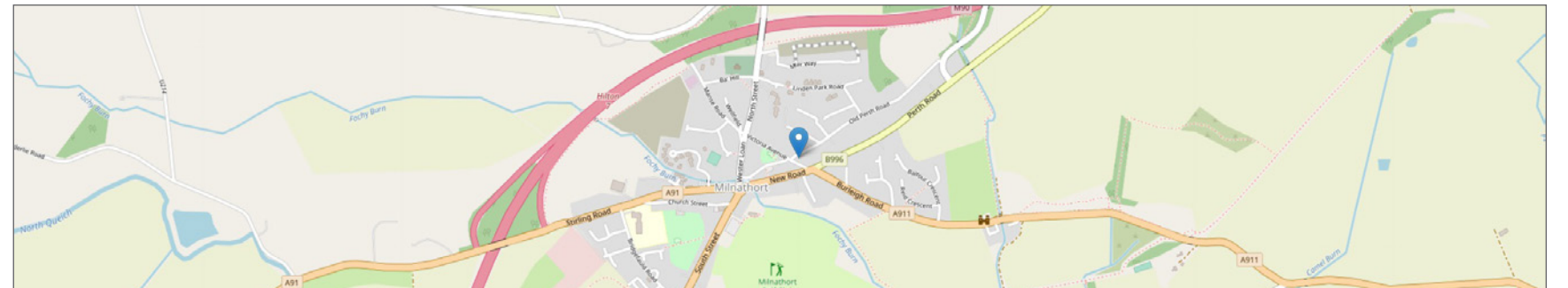


Approximate Dimensions (Taken from the widest point)

Ground Floor	
Dining/Family Room	6.00m (19'8") x 5.00m (16'5")
Bedroom 3	4.00m (13'1") x 3.90m (12'10")
Dressing Room	2.00m (6'7") x 1.95m (6'5")
En-suite	2.00m (6'7") x 1.85m (6'1")
WC	2.15m (7'1") x 1.90m (6'3")
Kitchen	5.51m (18'1") x 3.65m (12')
Pantry	2.15m (7'1") x 1.80m (5'11")
Utility	3.50m (11'6") x 2.15m (7'1")

First Floor	
Lounge	6.05m (19'10") x 6.00m (19'8")
Bedroom 1	4.75m (15'7") x 3.65m (12')
Dressing Room	2.55m (8'4") x 2.15m (7'1")
En-suite	2.15m (7'1") x 2.10m (6'11")
Bedroom 2	3.05m (10') x 3.00m (9'10")
Bathroom	2.15m (7'1") x 1.90m (6'3")

Gross internal floor area (m²): 196m² | EPC Rating: C





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Part
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