




McEwan Fraser Legal

Solicitors & Estate Agents

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Glenhaven

16 BURLEIGH ROAD, MILNATHORT, KINROSSHIRE, KY13 9SU

Kinrosshire



The former market town of Milnathort is a small village in the Kinross Perthshire area, with local shops, 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.



Glenhaven

We are delighted to offer for sale this beautiful five bedroom detached property that relishes a central but quiet location within the town of Milnathort. 16 Burleigh Road provides spacious and adaptable accommodation, which makes for a fantastic family home. The property has recently been approved in principal for another dwelling on the generous garden grounds.

The property briefly comprises: Entrance porch with bright hallway with stairs leading to the upper level and ample storage cupboards, bright lounge to the rear with bay window that floods the room with natural light and working fire with surround. The fifth bedroom/ family room which is a good size with a feature stove and dual aspect windows. Kitchen/dining area is a good space for entertaining and has a good selection of wall and base units topped with a striking marble work surface space and a range cooker, which is sure to appeal to a keen cook. Furthermore, there is a useful pantry. A well-presented partially tiled three piece shower room comprising WC, wash hand basin and double shower unit.

Also to the ground floor, you will find the sunroom/family room with french doors leading to the wonderful garden grounds.

Journey upstairs where on the landing a small study area can be found with lovely views over Kinrosshire, to the rear there is three spacious double bedrooms. The spacious master bedroom has a feature bay window and beautiful views across the rear garden, all three rooms have plenty of space for moveable furniture. A fully fitted four piece bathroom comprising, WC, wash hand basin and shower over the bath.

Externally there are beautiful gardens to the front and rear, with mature shrubbery areas and lawn. The garden is fenced in for extra security and has planning permission for another substantial dwelling to be built, Parking is provided for multiple vehicles to the side of the property.

The property further benefits from a gas central heating system and double glazing.





Bathrooms & Bedrooms



Property Specifications

Approximate Dimensions
(Taken from the widest point)

Ground Floor

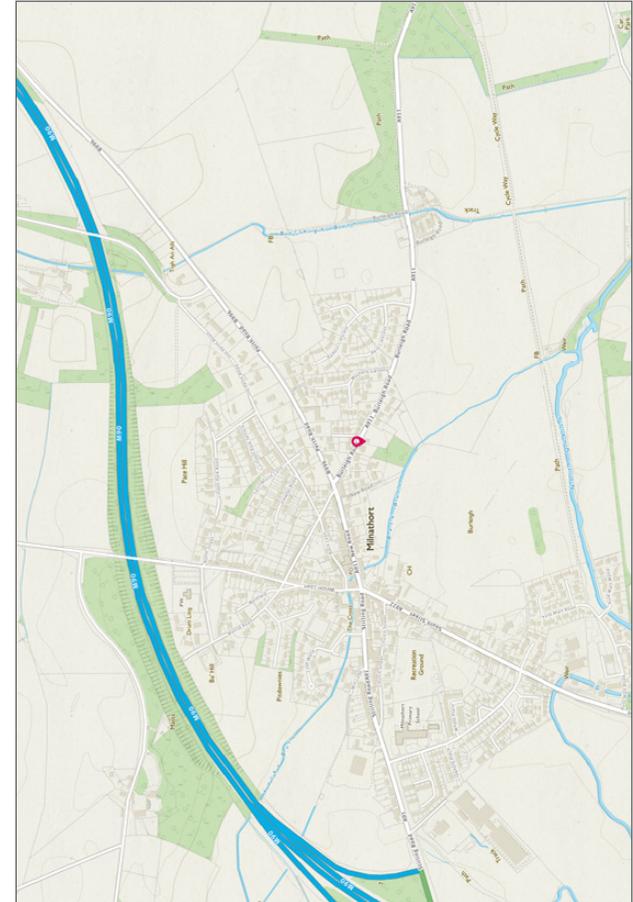
Lounge	4.35m (14'3") x 4.21m (13'10")
Kitchen	6.52m (21'5") x 3.17m (10'5")
Sun Room	4.70m (15'5") x 3.68m (12'1")
Bedroom 5	4.20m (13'9") x 3.30m (10'10")
Shower Room	1.81m (5'11") x 1.78m (5'10")
Utility	2.04m (6'8") x 1.78m (5'10")
WC	2.00m (6'7") x 0.90m (2'11")

First Floor

Bedroom 1	4.17m (13'8") x 3.51m (11'6")
Bedroom 2	4.17m (13'8") x 3.40m (11'2")
Bedroom 3	3.38m (11'1") x 3.16m (10'4")
Bedroom 4	2.40m (7'10") x 2.03m (6'8")
Bathroom	2.15m (7'1") x 1.92m (6'4")

Gross internal floor area (m²) - 181m² | EPC Rating - D

Extras (Included in the sale) Floor coverings, light fittings, blinds and window dressings.





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