




McEwan Fraser Legal

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Burnside Toll Cottage

BY MILNATHORT, KINROSS, KY13 9SP

BURNSIDE TOLL COTTAGE

BY MILNATHORT,
KINROSS, KY13 9SP



Burnside is a desirable Hamlet development nestled between the villages of Milnathort, just outside Kinross, and Gateside. Burnside is a small collection of properties situated on the A91, the main Stirling to St. Andrews road. Nearby Milnathort is an attractively maintained small town. The town affords most local amenities including School, Pharmacy and grocery store, Hotels, pubs and cafés. All other amenities including supermarkets are found in nearby Kinross. Sport and Leisure attractions in the area include curling, fishing, gliding, equestrian, shooting, swimming pools, walking and cycling. The 9-hole golf course has lovely views over Loch Leven and the Lomond hills. Hill walking and Equestrian pursuits are to hand.

The area is well served by good local schools and there are a number of fee-paying schools found in nearby Bridge of Earn and Perth including Kilcraston, Craigclowan, Strathallan and Glenalmond College, with Dollar Academy to the West. At just 30 Miles from Edinburgh and a 15-minute drive south of Perth, this property offers easy access to the M90 motorway easily connecting Burnside to all areas within and beyond the central belt. With the advent of the park and ride facility in Kinross and the Queensferry Crossing, commuting is much easier for those who wish to live in the country and work in Edinburgh or further afield.



THE INTERIOR



LOUNGE



Set amidst outstanding country scenery, Burnside Toll Cottage offers prestigious space and style for family living and enjoyment in a highly desirable location.

Dating from a time when the Toll money was collected from this cottage, this home is meticulously maintained and presented to the market in true walk-in condition. The use of coloured render, Pantile and muted tones sits well in the surrounding area where the views are magnificent and burst into colour with the seasons. The driveway provides parking for several cars and creates a welcome to the house with lawns laid to the front bounded by hedging, shrubs and trees. If you can get past the beauty of the gardens and surroundings, the internals will not disappoint. The kitchen is sure to appeal with an airy feel and look offering space to breakfast. The soft, wood tones and travertine floor create a homely feel. A door from the kitchen leads to the hall and the back door whilst another leads through to the formal dining room, or sitting room, thus offering flexible accommodation. The country theme

continues with the addition of a log-burning stove as a focal feature of this room. Dual aspect windows and a glazed internal door to the hall keep the space light and bright.

The spacious Lounge features another fireplace with log burning stove and the room provides French doors to the garden with stunning views over open countryside. This room offers two distinct living areas and one side could be a dining room or a study. The guest water closet adds to the ease of modern living. On the upper floor are three bedrooms, master being en-suite, and the family bathroom. The bathroom enjoys the benefit of a shower quadrant along with a modern roll-top bath. Externally the house sits on a sizable plot with open views. The attention to detail in this home is unrivalled and a credit to the current owner.

Overall; Prestigious, fresh and stylish home combined with a good commuter location in a sought after hamlet. In short, this is semi-rural idyll.



KITCHEN



DINING ROOM



HALLWAY



“STUNNING
VIEWS
OVER OPEN
COUNTRYSIDE”





BEDROOM ONE



EN-SUITE



BEDROOM TWO



BEDROOM THREE



BATHROOM



SPECIFICATIONS

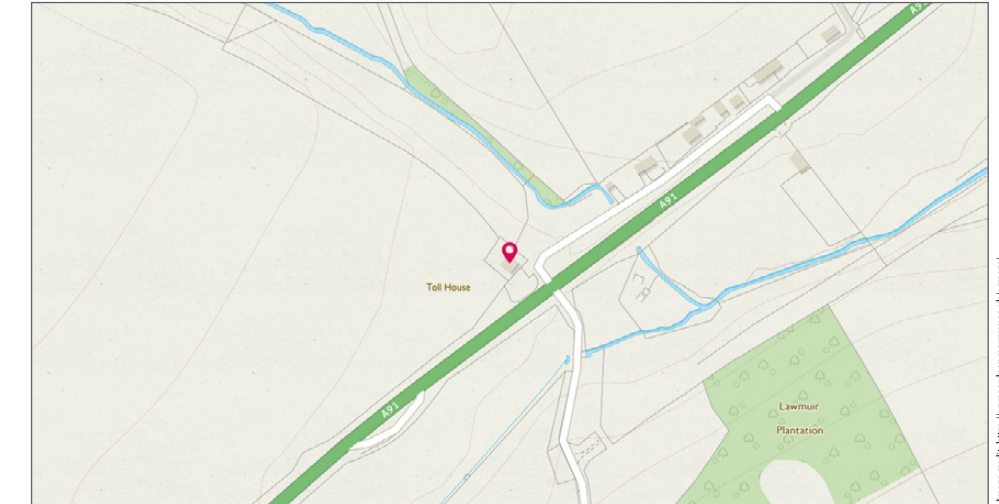
Floor Plan, Dimensions and Location



Approximate Dimensions (Taken from the widest point)

Lounge	8.90m (29'2") x 3.98m (13'1")
Kitchen	3.50m (11'6") x 3.50m (11'6")
Dining Room	5.30m (17'5") x 3.50m (11'6")
WC	2.00m (6'7") x 1.80m (5'11")
Bedroom 1	4.50m (14'9") x 3.55m (11'8")
En-suite	2.50m (8'2") x 1.10m (3'7")
Bedroom 2	4.80m (15'9") x 3.10m (10'2")
Bedroom 3	3.80m (12'6") x 3.13m (10'3")
Bathroom	2.80m (9'2") x 2.70m (8'10")

Gross internal floor area (m²) - 150m² EPC Rating - E






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