

# Lathro Farm Cottage

MILNATHORT ROAD, KINROSS, PERTH AND KINROSS, KY13 9SY



*Charming three-bedroom detached cottage with panoramic views over the countryside*



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Nestled on the serene outskirts of Kinross, this delightful three-bedroom detached cottage is a must-see.

# THE LOUNGE

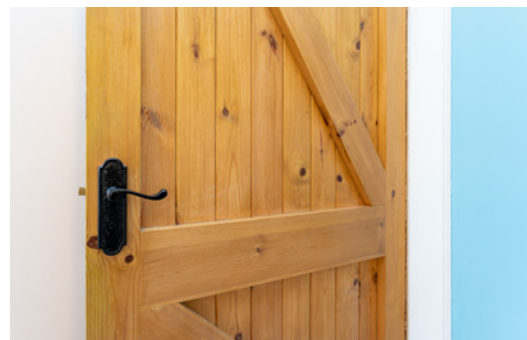


As you enter through the main front door, you're greeted by a welcoming hallway that leads to a spacious lounge, flooded with natural light from large windows.



The ground floor also features a generous family room with access to a well-appointed kitchen, complete with a range of floor and wall units, and a three-piece family bathroom.

# THE FAMILY ROOM





# THE KITCHEN





# THE SHOWER ROOM







Ample storage is provided throughout the property, ensuring convenience and organisation. Heading upstairs, you'll discover three comfortable double bedrooms, each offering delightful views over the picturesque countryside.

## BEDROOM 1





# BEDROOM 2





# BEDROOM 3





The property also boasts fully enclosed rear gardens, perfect for families and pets, and off-street parking via a driveway at the front.

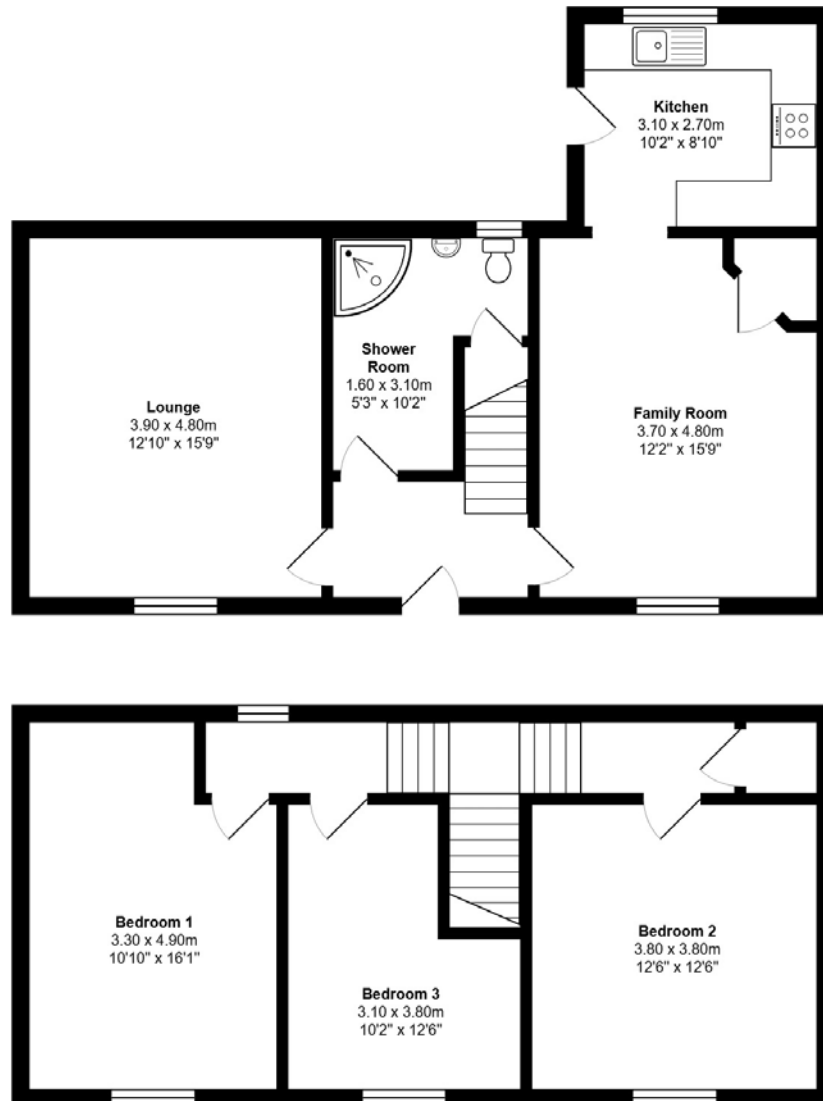
With panoramic views and a tranquil setting, this cottage offers a unique blend of comfort, convenience, and countryside charm. Don't miss out on this one-of-a-kind property!

# EXTERNALS



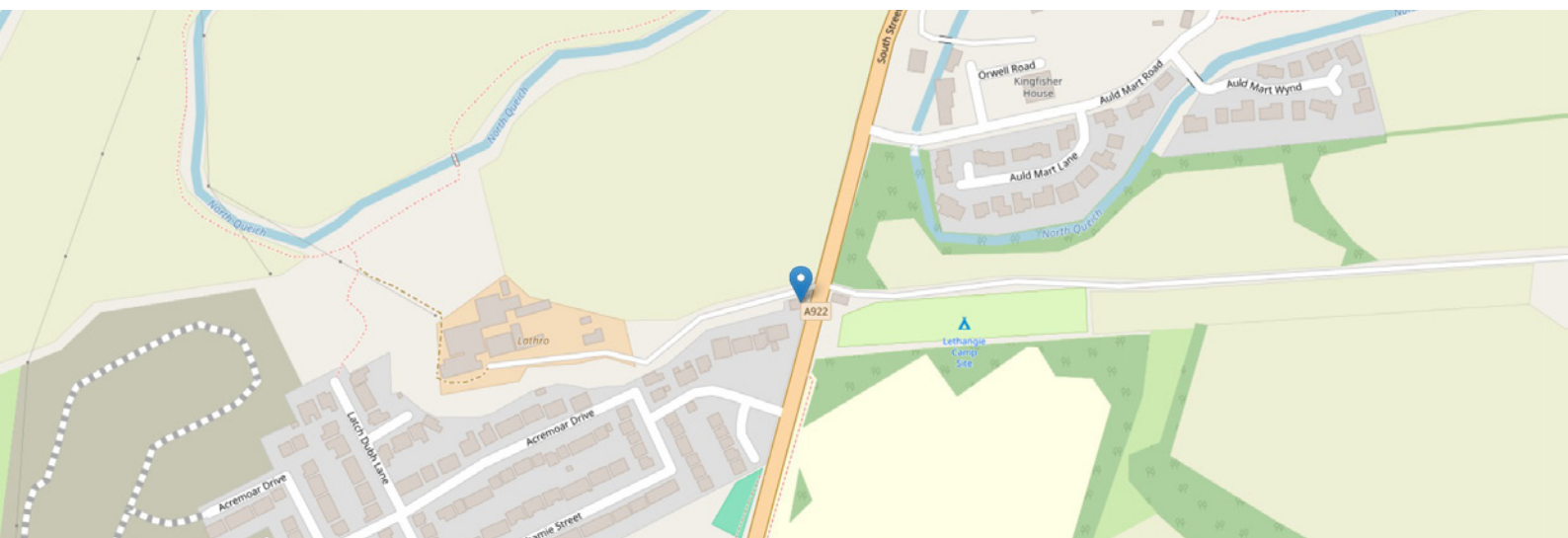


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 111m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Kinross, nestled in the heart of Fife, Scotland, exudes charm and character against the backdrop of stunning natural landscapes and historical significance. Situated on the tranquil shores of Loch Leven, Kinross offers residents and visitors alike a unique blend of scenic beauty, rich heritage, and modern amenities. Boasting a vibrant town centre, Kinross is home to a diverse array of shops, boutiques, cafes, and restaurants, catering to every taste and preference. Whether indulging in a leisurely stroll along the bustling High Street or exploring the local markets and artisanal vendors, there's no shortage of opportunities for shopping and socialising.







For those with a passion for the outdoors, Kinross is a paradise waiting to be explored. The picturesque Loch Leven, with its serene waters and picturesque trails, provides the perfect backdrop for a variety of recreational activities, including fishing, sailing, and birdwatching. The Loch Leven Heritage Trail offers panoramic views of the surrounding countryside, while nearby nature reserves and parks offer opportunities for hiking, cycling, and wildlife spotting.

History enthusiasts will delight in Kinross's rich heritage, with notable landmarks such as Kinross House and Loch Leven Castle providing glimpses into the region's storied past. Visitors can immerse themselves in the history of Mary, Queen of Scots, who was famously imprisoned on the island of Loch Leven Castle, adding a layer of intrigue to the area's cultural tapestry.

Families are well-catered for in Kinross, with a range of educational institutions, recreational facilities, and community events fostering a strong sense of belonging and community spirit. Conveniently located within easy reach of major transport links, including the M90 motorway and Kinross railway station, Kinross offers excellent connectivity to nearby cities such as Edinburgh, Dundee, and Perth, making it an attractive option for commuters and travellers alike.

Whether seeking a peaceful retreat amidst nature's splendour or a dynamic hub of activity and culture, Kinross beckons with its timeless allure and endless possibilities, promising a lifestyle enriched by tradition, beauty, and opportunity.





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