



M o r g a n s

35 South Street
Milnathort, KY13 9XA
Fixed Price £222,500



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Milnathort
KY13 9XA

Charming period cottage built circa 1742 in the sought after town of Milnathort with local amenities and schooling close by and also benefits from the nearby amenities of Kinross. The property is situated within a courtyard setting by the entrance of Milnathort Golf Club. The accommodation split over two levels comprises: entrance porch, hallway, country style dining kitchen, two bedrooms with fitted wardrobes, family bathroom, spacious lounge with multi burning stove and cast iron spiral staircase and family area, leading to the master en-suite bedroom with a further double bedroom. The property benefits from gas central heating and double glazing. Garden with decking area and courtyard parking available. Viewing recommended to appreciated this delightful cottage on offer. EPC RATING E





LOCATION

Milnathort is in a sought after location with no shortage of available country pursuits on the doorstep. There are local amenities to suit most needs within easy reach of the property including shopping, baking, pubs, hotels, primary schooling, golfing and bowling. Secondary education is available at the recently completed state of the art Kinross High School and adjoining Community Campus, as well as the popular leisure centre and Heritage Trail at Loch Leven. There is a good local bus service and the town lies close to the M90 making this an ideal location for the commuter travelling north or south.

MEASUREMENTS

LOUNGE 18'0 x 15'3
DINING KITCHEN 18'2 x 15'0
FAMILY ROOM 20'6 x 9'1
MASTER 13'8 x 9'1
EN-SUITE 9'1 x 5'2
BEDROOM 2 15'9 x 9'1
BEDROOM 3 13'3 x 8'2
BEDROOM 4 11'6 x 7'6
BATHROOM 11'9 x 7'3

EXTRAS INC. IN SALE

All floor coverings, blinds, bathroom, and lights fittings together with integrated appliances.

VIEWINGS

All viewings by appointment via Morgans on 01383 620222.

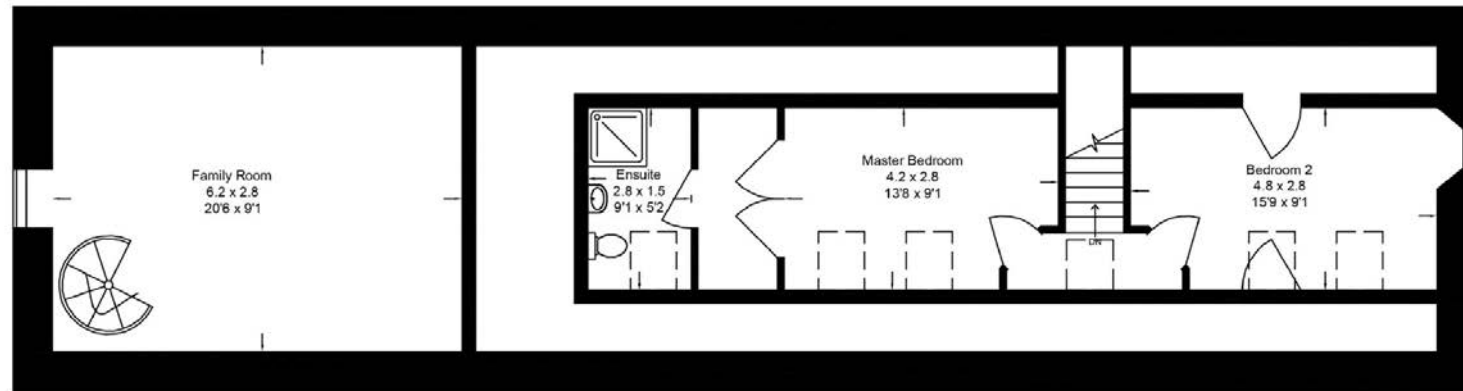
TRAVEL DIRECTIONS

From Dunfermline progress onto the M90 motorway north bound (Perth) at exit 6 take the slip road left for the A977 towards Kinross/Kincarden Bridge/Milnathort at the roundabout take the third exit onto the A922 keep left onto Springfield Road/A922, continue to follow the A922 and take the turning for Milnathort Golf Club, the cottage is located on the left hand side as signposted.

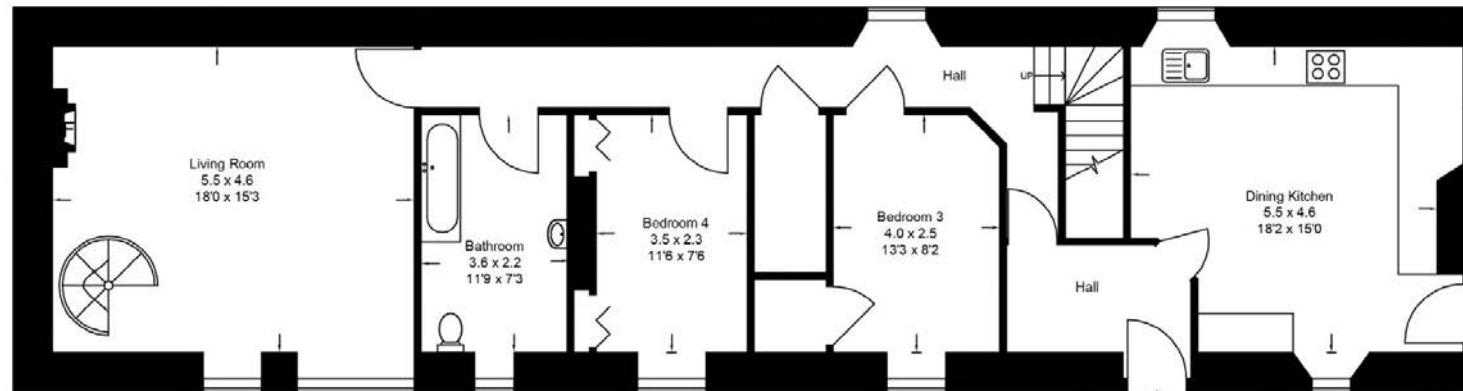
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First Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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These sales particulars are prepared by us on the basis of information provided to us by our client. If there is any aspect of these particulars you wish clarified or that you find misleading, please contact us for further information. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services, electrical and/or gas appliances have been checked and no warranty is given as to their condition.

Morgans

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