



Morgans

PROPERTY

14 Wester Loan, , Kinross, KY13 9YH

Offers Over £250,000



3



1



1



D



Immaculately presented End Terrace Property



Large Garden to the rear of the property



Prime location in the heart of Milnathort



EPC Rating - D



Three beautifully presented bedrooms



On street parking



Luxury lounge with open-plan dining kitchen



Council Tax Band - D



Welcome

14 Wester Loan is perfectly positioned in the heart of Milnathort and a few miles from the charming town of Kinross, this exceptional residence offers an elegant blend of contemporary design, refined finishes, and beautifully curated living spaces. Immaculately presented throughout, the home exudes a sense of quality from the moment you step inside.

A welcoming entrance porch opens into a bright, spacious hallway, setting the tone for the sophistication that follows. The impressive lounge is a true showpiece, bathed in natural light from its expansive picture window and anchored by a stunning log burner framed by a luxurious fire surround — an exquisite centrepiece that adds warmth, character, and a touch of grandeur. The lounge flows seamlessly into the luxury open-plan dining kitchen — a true centrepiece of the home. Designed for both everyday living and stylish entertaining, this space features high-end finishes, and generous room for dining. Please note the centre island will be getting removed. From here, discreet access leads to a contemporary cloakroom and a well-appointed utility room, adding both convenience and practicality.

The upper level hosts three beautifully presented bedrooms, including two generous doubles and a versatile third room ideal as a guest bedroom, nursery, or premium home office. A sophisticated modern shower room completes this level, finished to an exceptional standard. Outside, the property continues to impress. The enclosed rear garden offers a tranquil courtyard directly behind the home — perfect for morning coffee or evening relaxation — while a further expansive garden lies beyond, thoughtfully landscaped with mature shrubs, creating a private sanctuary for outdoor enjoyment. The property also includes a well kept garden shed with log store and a separate bike store.

This is a rare opportunity to acquire a property that combines luxury, comfort, and an enviable location in one of the area's most desirable settings.





LOCATION

Milnathort is a charming Village offering a number of local shops, and a highly respected primary school and nursery with secondary schooling available in the nearby Kinross. Milnathort enjoys a scenic setting close to Loch Leven, amid panoramic open countryside and the surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. The neighbouring town Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Kinross has highly rated Primary and Secondary education along with a number of Nurseries and Childminders readily available. The Community Campus which houses the Secondary School also incorporates a public Library, Museum and has facilities including a dance studio, indoor climbing wall and gymnasium. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Glenalmond, Craigclowan and Strathallan are all within easy reach. Kinross-shire is an area of natural beauty and offers a wide range of recreational and leisure pursuits including the Loch Leven Heritage Trail, RSPB Loch Leven and Loch Leven Castle where Mary Queen of Scots was imprisoned in 1567. The area is famous for its numerous Golf courses while other clubs include Running, Tennis, Bowling, Curling, Cricket, Rugby, Cycling and Swimming to name but a few. Kinross-shire has recreational facilities available for all ages.



Information

VIEWINGS

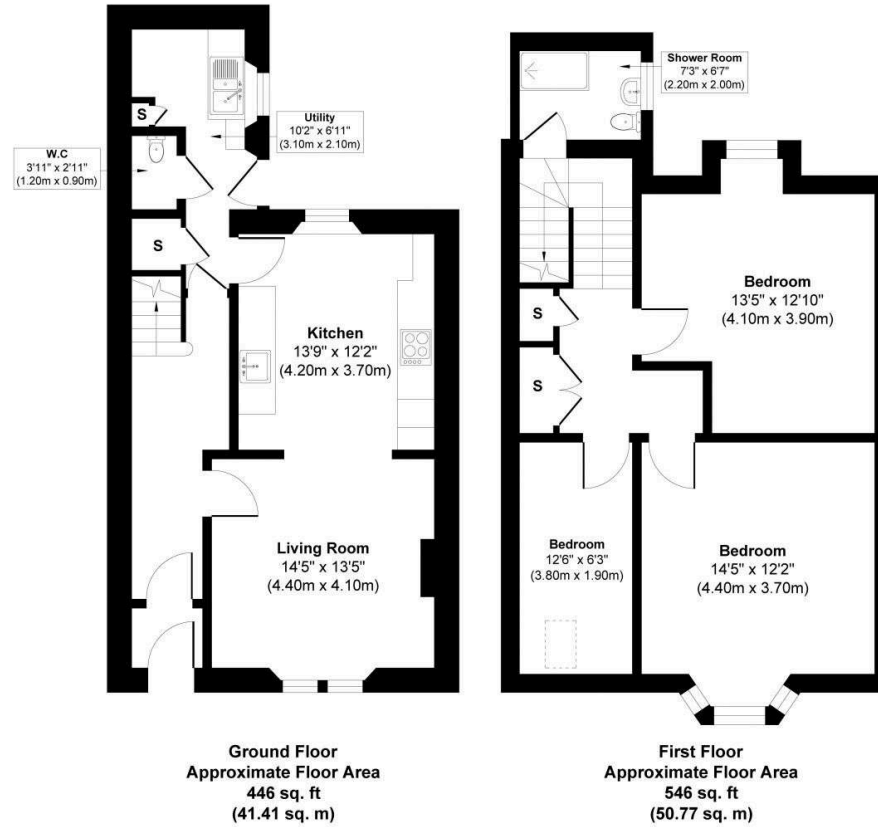
All viewings are strictly by appointment by calling Morgans on 01577 863424.

EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



Approx. Gross Internal Floor Area 992 sq. ft / 92.18 sq. m

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SOLICITORS | PROPERTY
 62 High Street, Kinross, KY13 8AN
 Tel: 01577 863424
www.morganlaw.co.uk



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