



60 Church Street, Milnathort, KY13 9XE
Offers Over £140,000







60 Church Street is a rarely available semi-detached villa ideally situated in the heart of Milnathort close to all amenities. This property would make an ideal starter home or buy to let investment. Access is given from the front into an entrance vestibule with steps leading to the inner hallway. The hallway gives access to a breakfasting kitchen, living/dining room and has stairs leading to the upper level. The kitchen has ample units at base and wall levels and window and door to the rear. The living room is a good size offering space for both living and dining furniture, fitted storage cupboards and door providing access to a second reception room/3rd bedroom. Upstairs gives access to two good sized double bedrooms with fitted storage and a family bathroom. There is a bin store to the rear which is accessed from the kitchen. Viewing is highly recommended.





LOCATION

Milnathort is a charming Village situated just of the M90 motorway. It offers a number of local shops, and a highly respected primary school and nursery. The neighbouring town of 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 provides Secondary education within its Community Campus. The Community Campus also houses Kinross Library, Kinross Museum and has facilities including a dance studio, indoor climbing wall and gym. Public swimming and squash courts are to be found at Loch Leven Leisure Centre. Private schools including Dollar Academy, Kilgraston, Glenalmond, Craigclowan and Strathallan are all within easy reach.

Both Milnathort and Kinross enjoy a scenic setting close to Loch Leven, amid panoramic open countryside and the surrounding hills yet excellent access to many of Scotland's major cities via the M90 motorway. 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.







This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.