

**Morgans**

PROPERTY

52 Victoria Avenue, Milnathort, KY13 9YE

Offers Over £230,000



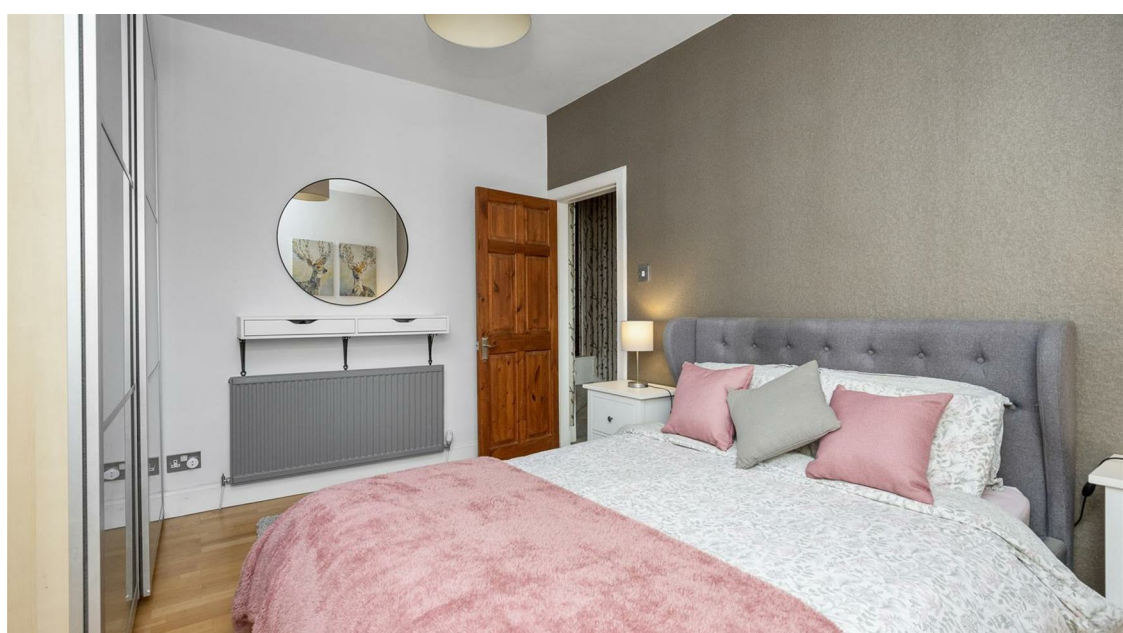








52 Victoria Avenue is a well-presented traditional end terrace dwelling ideally located in the heart of the picturesque village of Milnathort close to all amenities. Entry is given from the front into a large hallway which in turn gives access to the w,c, lounge and stairs to the upper level. The lounge is a brightly presented room with windows to the front and side and has a doorway leading to the dining kitchen. The dining kitchen is a great space with ample units at base and wall levels, integrated appliances, dual aspect windows and door leading to the rear garden. The upper level has three good sized bedrooms and a modern family bathroom. Externally this property benefits from a private enclosed rear garden with astro turf and decking area providing an ideal space for outside dining/entertaining. Viewing is highly recommended to fully appreciate all this property has to offer.







## VIEWINGS

Viewings are strictly by appointment through Morgans.

## EXTRAS INCLUDED IN THE SALE

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

## MORGANS PROPERTY PACKAGE

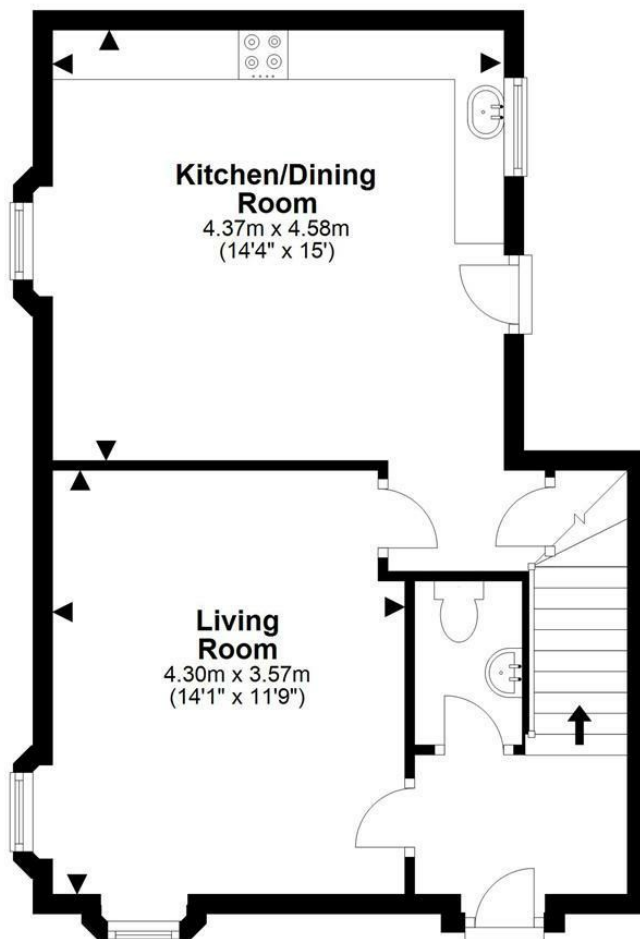
We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, please contact us.



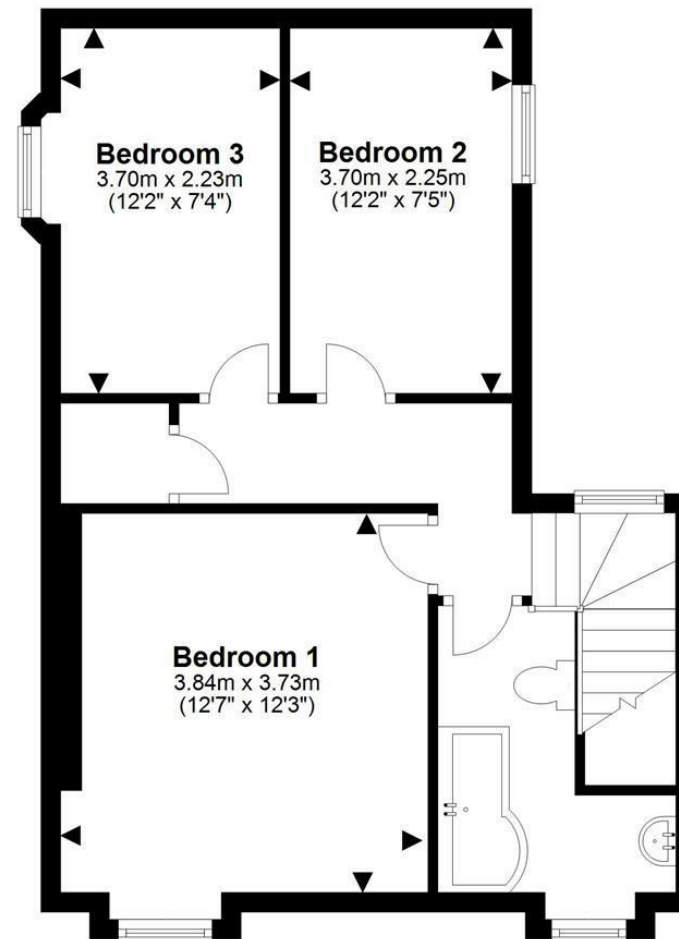








**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



**SOLICITORS | PROPERTY**

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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.