



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS



**43, MUIR WAY**

**MILNATHORT KY13 9AE**

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**KINROSS-SHIRE**



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## 43, MUIR WAY



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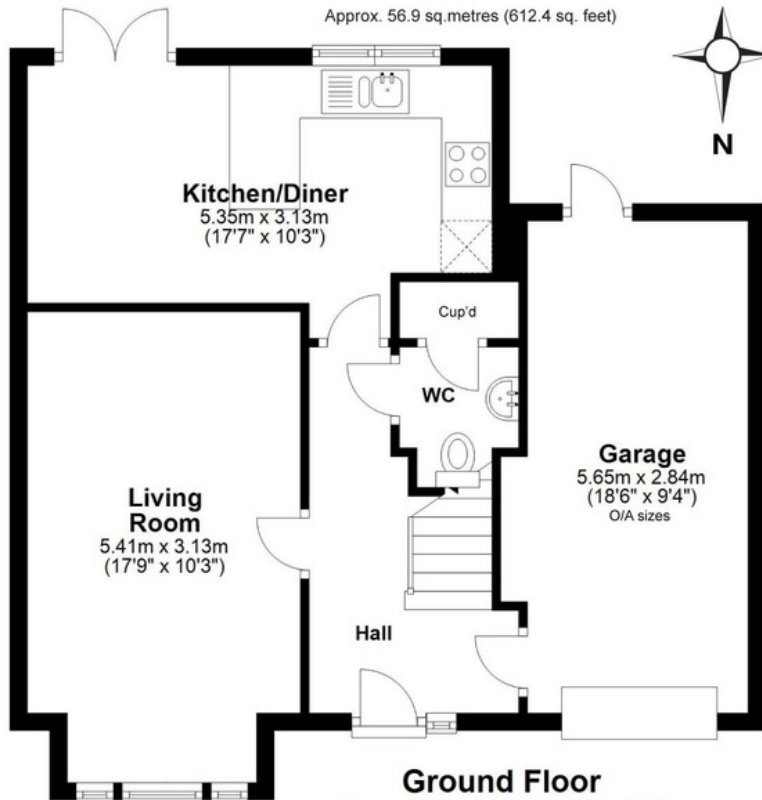
**N**estled within a tranquil modern cul-de-sac development, which enjoys lovely countryside views, this three-bedroom detached villa offers a luxurious family home, Milnathort Village. Finished to a high standard with beautifully presented interiors, this home offers bright spacious accommodation with the potential to further develop the integral garage into a fourth bedroom (with the correct permissions obtained, precedent has been set within the estate).

# FLOORPLAN



## First Floor

Approx. 56.9 sq.metres (612.4 sq. feet)



## Ground Floor

Approx. 42.3 sq. metres (455.0 sq. feet)

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# SPECTACULAR FAMILY KITCHEN/DINER





Welcoming you into the home is a welcoming hallway, where a door on the left opens into the elegant living room, light floods the space from a box bay window. Continuing to the rear is the heart of the home: the spectacular open-plan kitchen/diner, the perfect setting for everyday family life and entertaining in style. The gleaming kitchen is enclosed by a breakfast peninsula and is designed to incorporate a wealth of hidden storage, integrated appliances and extensive worktop space. With the added benefit of patio doors onto the sunny south-facing rear garden, the dining area easily accommodates dining for up to six. Completing the ground floor is a pristine two-piece cloakroom/WC and built-in cupboard. Continuing upstairs onto the airy landing, the lavish master bedroom enjoys outstanding proportions, as well as a designated dressing area with built-in wardrobes with and an immaculate en-suite shower room. There are a further two double bedrooms (one with built-in storage) and a stylish three piece family bathroom. Gas central heating and double glazing ensure a comfortable home all year round. The south-facing rear garden is generous and split level with a spiral staircase leading to the upper level, offering scope to design into designated zones. The upper level area has separate, easy access from a rear car park area.



# MASTER BEDROOM





# PRIVATE

## FRONT & REAR COURTYARD GARDEN



BEDROOM VIEW







LOCH LEVEN

# MILNATHORT

Milnathort is a small village in the Perth & Kinross district of central Scotland, the smaller neighbour of nearby Kinross. It is situated amongst picturesque countryside at the foot of the Ochill hills, near the northern shore Loch Leven and easily accessible to the M90 motorway, perfect for commuters with Edinburgh only a 30 minute drive. The village itself has a local store with post office, a chemist, petrol station/garage and Burleigh golf course. Nearby Kinross, offers more extensive amenities and schooling. The pretty High Street, boasts specialist independant shops from local suppliers, tea rooms and bistros, along with larger high street names and a Sainsbury's supermarket. Popular Loch Leven Larder, lies a few miles out of Milnathort, offering fresh local produce, a deli and restaurant. Being set in beautiful countryside, there are many fantastic outdoor leisure opportunities, starting with the Loch Leven trail – which offers 12.5km of walking and cycling heritage trail around the nature reserve and shoreline of Loch Leven. There is Kinross golf course, fishing, horse riding and unexpectedly – a curling ice rink. Loch Leven, the largest stretch of freshwater in East Scotland and hosts the island, on which stands Loch Leven castle where Mary Queen of Scots was once held prisoner.



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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.