



Morgans
PROPERTY

18 Auld Mart Road, Milnathort, KY13 9FR
Offers Over £160,000

2 1 2 C

A set of white icons on a dark background. From left to right: a bed icon with the number '2', a bathtub icon with the number '1', a sofa icon with the number '2', and a garage icon with the letter 'C'.



End Terraced Villa



Popular Residential Location



Lounge



EPC Rating - C



2 Double Bedrooms



Dining Room/Kitchen



Driveway & Garage



Council Tax Band - C



Welcome

18 Auld Mart Road is spacious semi detached villa ideally located in a popular residential location. This property could benefit from some modernisation but would make an ideal first time home or buy to let investment. Access is given to the front into a brightly presented hallway providing access to the lounge and the staircase leading to the upper level. The lounge is a good sized room with a large picture window overlooking the front of the property doorway leading through to the dining room. The dining area is open plan with the kitchen and has patio doors leading to the rear garden. This feature not only enhances the dining area but also creates a seamless connection between indoor and outdoor spaces, ideal for entertaining or al fresco dining. The upper level has two good sized double bedrooms and a family bathroom. Externally this property has garden ground to both front and rear with a driveway leading to a single garage. The fully enclosed rear garden is mainly laid to lawn with access to the garage. Viewing is highly recommended.

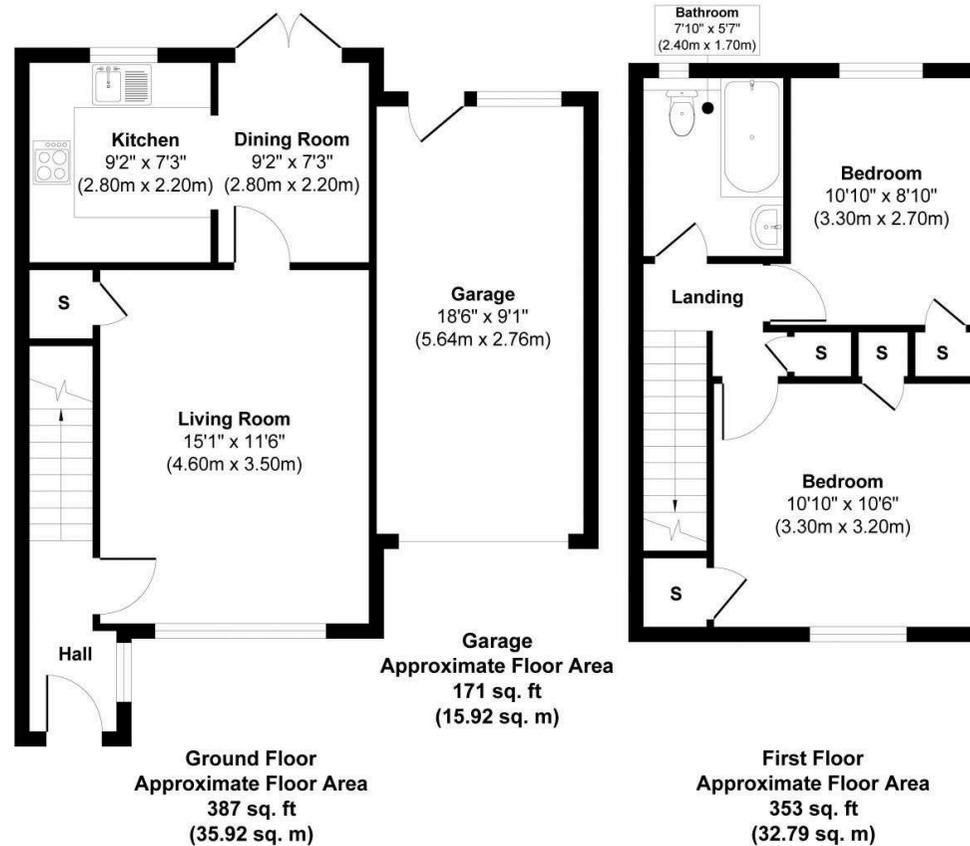
Milnathort

Milnathort is a charming Village offering a number of local shops, and a highly respected primary school and nursery with secondary schooling available in 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.

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.



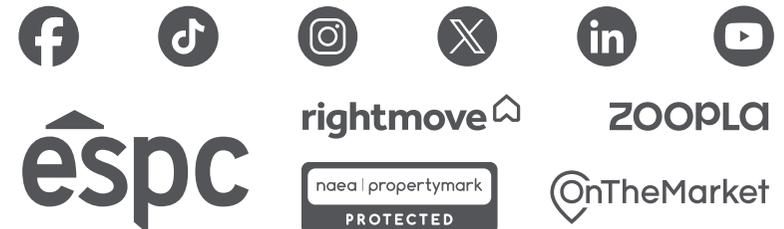


Approx. Gross Internal Floor Area 911 sq. ft / 84.63 sq. m (Including Garage)

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



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