



# THE OLD SCHOOL HOUSE

13 MANSE ROAD | MILNATHORT | KINROSS



**RETTIE**



# THE OLD SCHOOL HOUSE

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**13 MANSE ROAD, MILNATHORT, KINROSS, KY13 9YQ**

A handsome and substantial detached house providing generously proportioned accommodation with private garden grounds and within commuting distance of Edinburgh and Glasgow.

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## **Summary of Accommodation**

**Ground Floor:** Porch, Entrance Hall, Sitting Room, Dining Room, Kitchen, Back Hall, Rear Porch with WC.

**First Floor:** Landing, Principal Bedroom with ensuite bathroom and dressing area, Bedroom 2, Bedroom 3, Family Bathroom.

**Second Floor:** Hall, two double bedrooms both with wardrobes.

**Exterior:** Established and enclosed gardens with generous lawns, outside store, patio terrace and private driveway.

Private garden of notable colour and diversity.

## SITUATION

Milnathort and the surrounding seam of rural countryside have earned a popular reputation, in part for their well-regarded school catchment and their proximity to the M90. Milnathort serves the rural community with a good range of amenities, including a convenience store, cafe, pharmacy, and primary school. Nearby, the historic town of Kinross provides a wider range of facilities, including an eclectic mix of independent stores and cafés, a supermarket, and the usual medical and professional services associated with town life. On the outskirts of the town, the contemporary 'Loch Leven Community Campus' houses a secondary school, with excellent facilities, a leisure centre and a library.

The surrounding rural hinterland hosts a wide variety of recreational opportunities and country pursuits, including trout fishing at Loch Leven, a network of footpaths and bridle tracks to explore the local scenery and the renowned Ochil Hills. Loch Leven itself is a popular destination, with a Heritage Trail, an RSPB nature reserve, and an award-winning farm shop, with a café, deli/food hall and boutique. There is also a National Hunt Race Course at Scone Palace outside Perth; which, as one of Scotland's finest Stately homes, is an attraction in its own right. Its grounds also host an exhibition centre and a Polo field. Keen golfers are spoilt for choice with popular local clubs at Kinross, Milnathort and Muckhart.





The internationally acclaimed facilities of the Gleneagles Resort are approximately 17 miles away and include three championship golf courses, as well as a luxury health club and spa. This corridor of Perth/Kinross-shire is well established as a commuter base for both Edinburgh and Glasgow, with easy access to the M90 South, towards Edinburgh and Central Scotland's arterial 4 motorway network, and the M90 North towards Perth, the A9(N) to Inverness, and A90(E) to Dundee and then Aberdeen. Kinross Park and Ride offers bus services to the North and South and Inverkeithing Railway Station, which sits on the main East Coast line, and is approximately a 16 mile drive from the property. There is also a railway station at Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh International Airport is approximately a 27 mile drive from The Old Schoolhouse.

#### GENERAL DESCRIPTION

The Old School House is a charming period house built of stone, set beneath a slate roof with cast iron rainwater goods and has generous, well-proportioned accommodation that offers flexibility of use.

Accessed off Manse Road, The Old School House is approached through wrought iron gates and stone gate pillars which opens out into a generous gravel driveway that sweeps towards the front of the house. A paved patio area provides approach to a solid timber door providing access to the Entrance Porch with tiled floor and sash windows. Glass panelled doors open into the Entrance Hall, giving access to the principal rooms on the ground floor.

The accommodation is as follows:

**Entrance Porch:** Twin sash windows and tiled floor.

**Sitting Room:** Large, bright sitting room with sash window and working shutters. Door to:

Back Hall providing access to:

**Kitchen:** Ample worksurfaces with integrated storage cupboards. Kenwood oven and Gas hob with extractor fan above. Stainless steel sink and drainer. Access to:

Rear Porch with WC and access to driveway and garden area. Understairs cupboard with light. Door to:

**Dining Room:** Radiator, sash window with working shutters.

The staircase rises to the First Floor landing providing access to the Family Bathroom and Bedroom accommodation.

**Principal Bedroom:** Sash window with working shutters. Inner door provides access to the dressing area and en-suite **Bathroom:** Bath unit with shower over, WC with storage unit above, wash hand basin with mirror and vanity light above. Heated towel rail.

**Bedroom 2:** Double bedroom with integrated cupboard and sash window with working shutters.

**Bedroom 3:** Double Bedroom with integrated wardrobes with hanging rail and sash window.



**Family Bathroom:** Bath unit with shower over. WC with wall mounted storage unit above, wash hand basin with mirror and vanity light above and fitted towel rail.

Staircase rises to the Second Floor which provides access to further Bedroom accommodation with natural light emanating from a skylight.

**Bedroom 4:** Double bedroom with combed ceiling, sash window, integrated wardrobe and radiator.

**Bedroom 5:** Double bedroom with combed ceiling, sash window, integrated wardrobe and radiator.

#### GARDEN

The garden grounds are generous in size and are enclosed with a combination of traditional stone walling and timber fencing. The garden is well stocked and has a variety of trees and bushes including Apple and Rowan trees, buddleia, foxgloves and ferns which are complimented by a range of mature shrubs and herbaceous borders which all combine to provide year-round colour and interest. To the front of the house is a large patio terrace that provides an ideal entertaining space in the warmer months. Adjacent to the house is a log store and an outside store which offers excellent storage for garden machinery.

#### GENERAL REMARKS AND INFORMATION

##### Viewing

Viewing is strictly by appointment with the Selling Agents.

##### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY13 9YQ

##### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

##### Local Authority

Perth and Kinross Council, 2 High Street, Perth PH1 5HH. Tel: 01738 515 000.

##### Classifications

Council Tax Band F  
EPC Rating – Band D

##### Tenure

Freehold

##### Services

Mains water, electric, gas fired boiler.

##### Solicitors

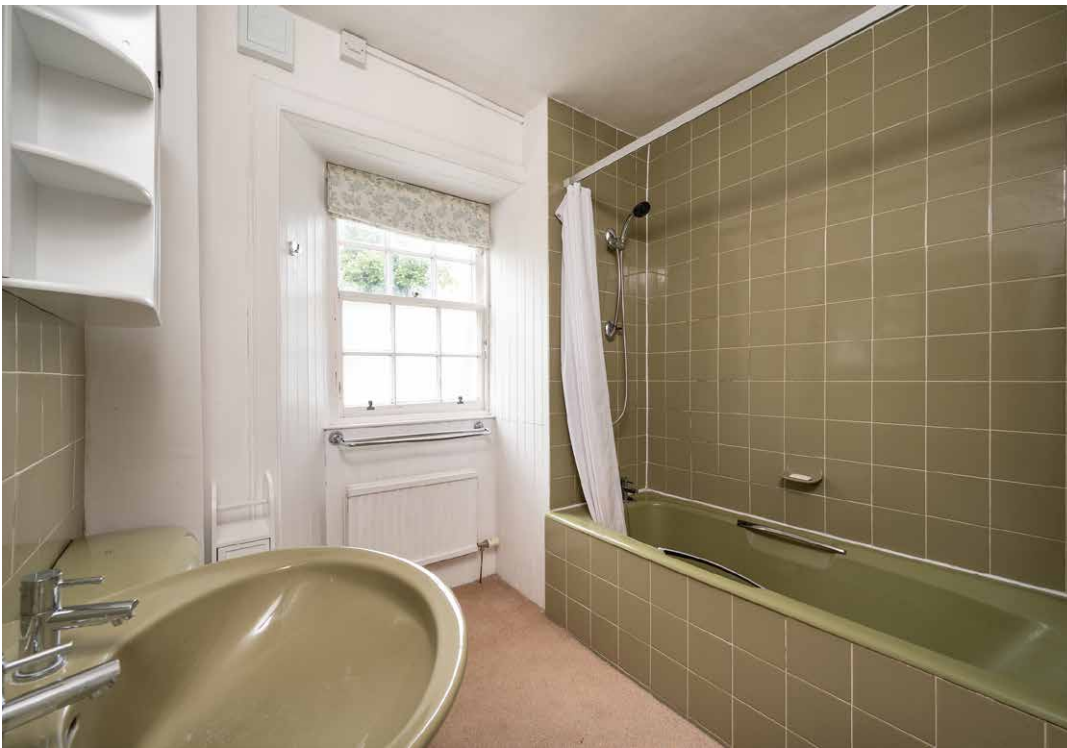
Brodies LLP, 58 Morrison Street, Edinburgh, EH3 8BP. Telephone 031 228 3777

##### Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

##### Internet Websites

Properties and other properties offered by Savills and Rettie & Co can be viewed on our website at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).



### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

### Misrepresentations

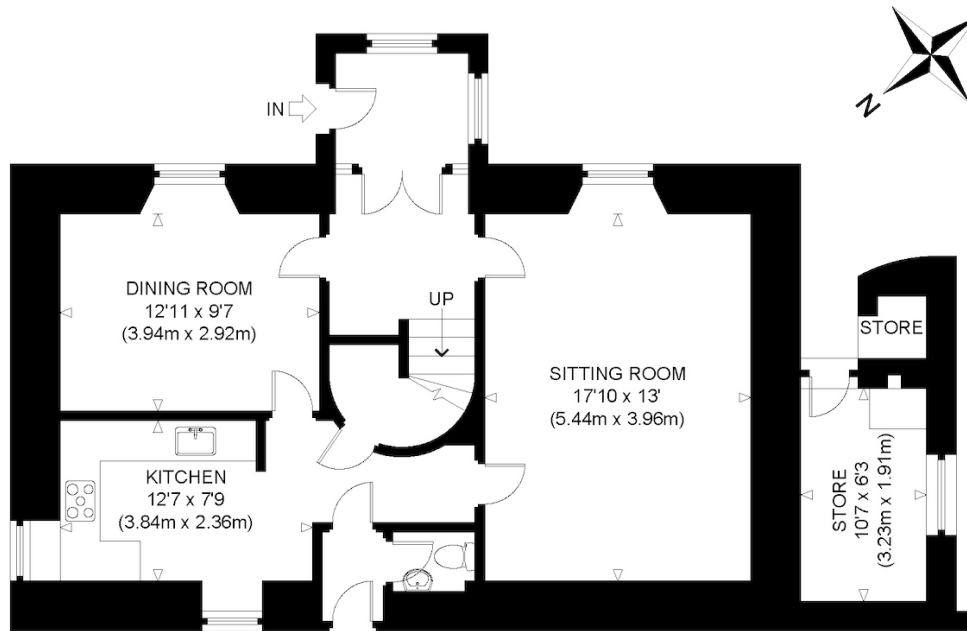
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

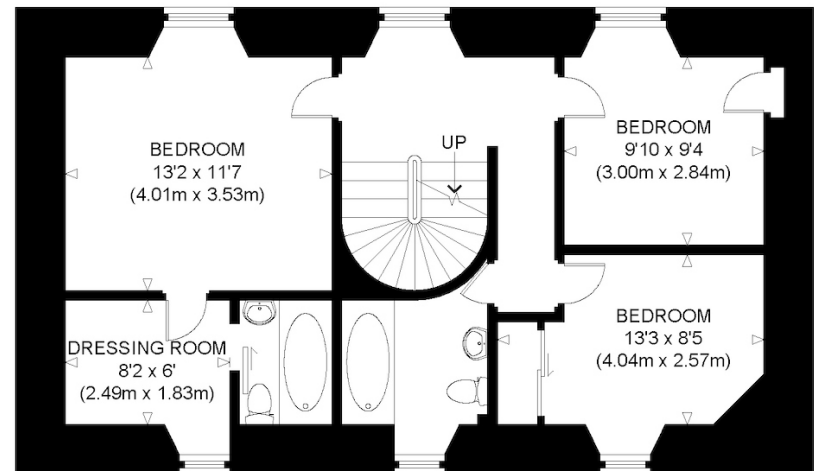
Rettie & Co give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

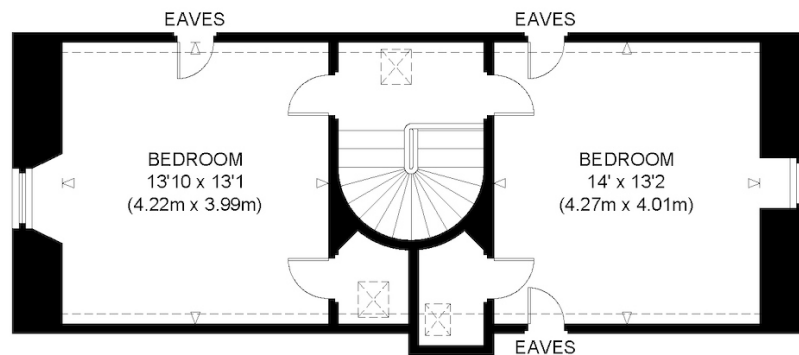


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 706 SQ FT / 65.6 SQ M

THE OLD SCHOOL HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1874 SQ FT / 174.1 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL STORES AREA 81 SQ FT / 7.5 SQ M  
TOTAL COMBINED FLOOR AREA 1955 SQ FT / 181.6 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 669 SQ FT / 62.1 SQ M



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 499 SQ FT / 46.4 SQ M











**RETTIE**

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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.