



24 VICTORIA AVENUE

Milnathort, Kinross, KY13 9YE





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A bright and spacious contemporary house which offers flexible and generously proportioned accommodation with private garden situated in the charming village of Milnathort.

Within easy commuting distance of Edinburgh and located to allow easy access to the shops.

Summary of Accommodation:

Ground Floor: Entrance Hall, Kitchen open plan to Living Room, Two Double Bedrooms, Family Bathroom.

First Floor: Mezzanine landing with Study area, Principal Bedroom with en-suite Shower Room.

Exterior: Private garden of notable colour and diversity. Decked terrace. Garden shed.

Ample on street parking.



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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 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 30 mile drive from 24 Victoria Avenue.

General Description

24 Victoria Avenue is a contemporary eco-friendly house, situated in the delightful village of Milnathort approximately 28 miles from Edinburgh. The house has been renovated to an exceptionally high standard by the current owners to provide tastefully presented modern living accommodation, in a delightful location.

24 Victoria Avenue is an attractive house built of traditional stone with K render set beneath a slate roof and provides generous, well-proportioned accommodation that offers flexibility of use and a highly specified interior. Located off the main street, the main entrance into the house is via a solid front door that opens into the Entrance Hall which is a welcoming space and benefits from Herringbone parquet flooring.



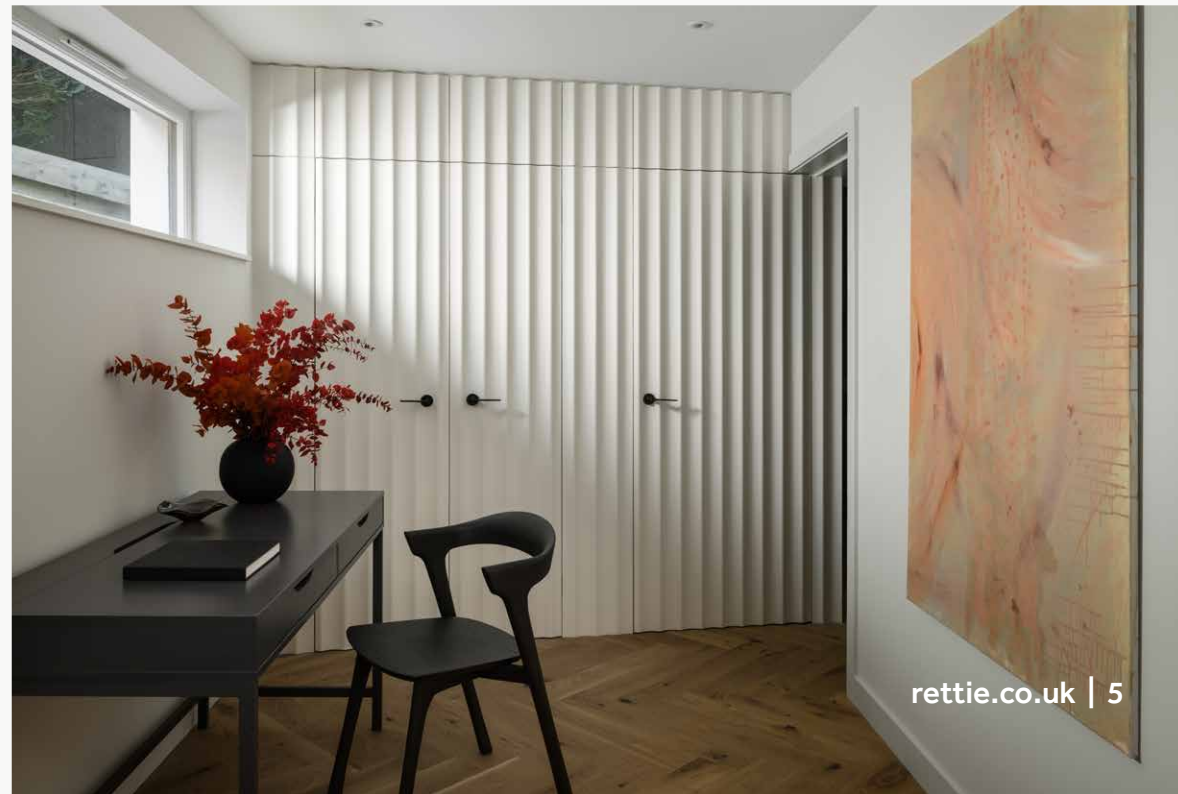
Accessed off the Hall is the Kitchen open plan to the Living Room which is the heart of the house; an exceptional reception room which features a double-height vaulted ceiling, enhancing the impression of space. The room is flooded with natural light from a series of windows, including two large Velux windows. A notable feature of this room is the stylish timber wall which allows for a wall mounted tv if desired. The Kitchen is well appointed and has been fitted with a generous array of contemporary kitchen units providing ample storage with granite worksurfaces. The units incorporate a Bosch induction hob, Bosch double oven and grill, an integrated dishwasher and washing machine. There is an integrated fridge freezer and a Franke stainless-steel sink with draining area. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a breakfast bar and living area which allows for sociable and relaxed family living, as well as entertaining larger parties when occasion demands. Neighbouring is a bespoke utility cupboard which provides useful storage space.

Accessed off the Hall is Double Bedroom 2 with Herringbone parquet flooring, recessed shelving unit and an integrated cupboard housing the heating controls. This room could be utilised as an additional reception area with the option of creating open plan living via the cleverly designed concealed magnetic door. Bedroom 3 benefits from Herringbone parquet flooring and a large, glazed window to the front.

Completing the ground floor accommodation is the Family Bathroom with luxury tiled flooring and contemporary fixtures and fittings such as the concealed storage cupboard and recessed shelf with large vanity mirror with strip light. There is a WC, wash hand basin and bath unit with rainfall shower attachment.

From the Hall, an oak floored staircase with metal divider railings rises to the Mezzanine landing with study area and reading nook, a charming and unique feature of the house. Natural light emanates from the Velux window and the space incorporates a seating area and recessed shelving.

Accessed off the landing is the Principal Bedroom with en-suite Shower room which is generously proportioned with Herringbone parquet flooring. The bedroom benefits from ample storage space. There is an integrated wardrobe with pull-out shoe rack, chest of drawers and a pull-out clothes rail with an additional built-in wardrobe with an inner door providing access to the attic. A notable feature of the bedroom is the stunning picture window with custom-built window seat which provides a charming outlook over the rear garden. The en-suite Shower Room has contemporary tiling, oak veneered wall panel with concealed storage and shelving, WC, wash hand basin with vanity mirror above and walk-in shower cabinet with rainfall shower head and separate attachment. There is a picture window in the shower providing a nice outlook over the rear garden.



Internally, the design and presentation of the house boasts many clever contemporary features including magnetic doors, large windows, Velux windows, ceiling spotlights, air source heat pump and underfloor heating. The accommodation is spacious and well-appointed throughout.

Garden

Adjacent to the house, a stone path provides access to the rear garden which is predominately laid to lawn and is bounded by a stone wall and timber fencing, providing a sense of privacy and seclusion. There is a large, decked terrace which creates an ideal space for sociable al fresco living. The timber garden shed provides useful storage space for garden machinery.

The property benefits from views towards the Benarty Hill.

GENERAL REMARKS AND INFORMATION

Please note that the neighboring property has a right of access across the stone path to the rear of the house.

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 9YE.

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 D
EPC Rating – Band B

Tenure

Freehold

Services

Mains water, gas and electricity. Heating and hot water are provided by an air source heat pump. There is underfloor heating throughout the house.

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, www.onthemarket.com and 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

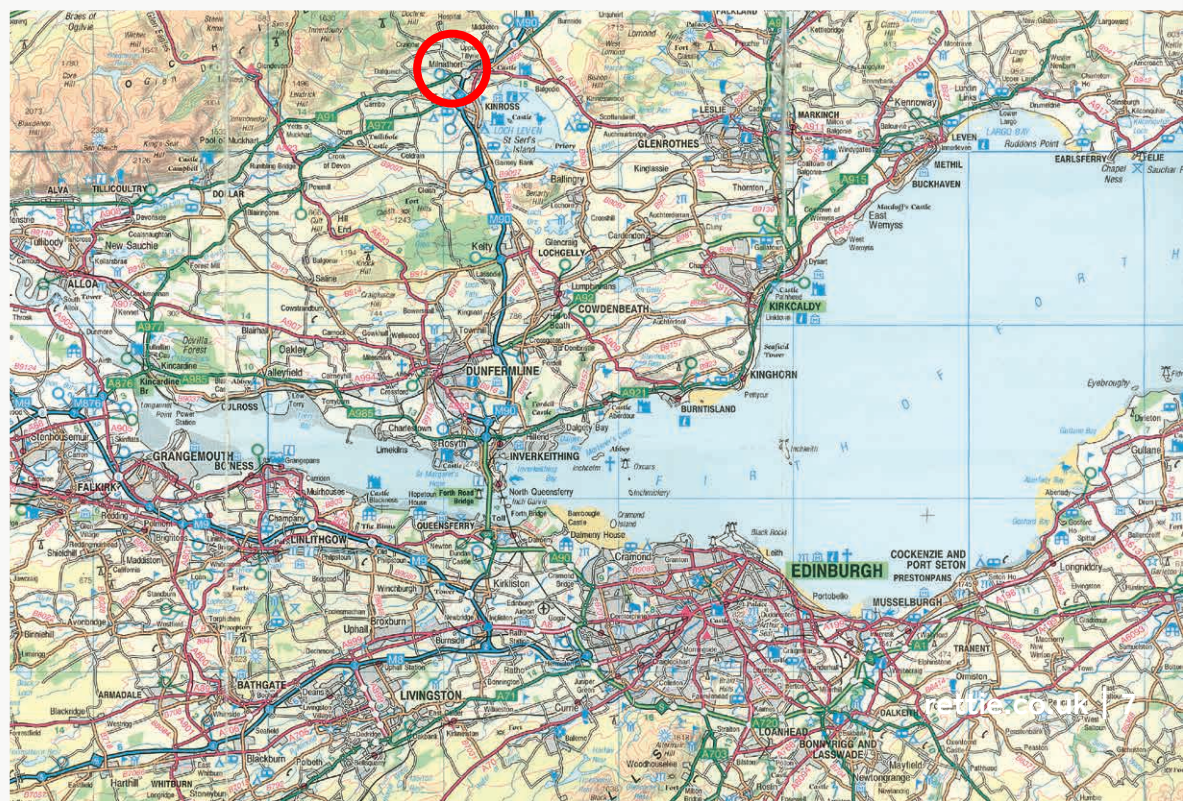
Rettie & Co give notice that:

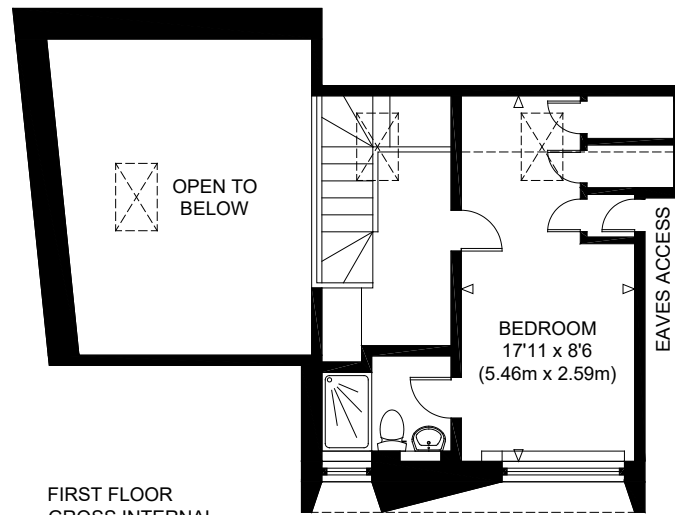
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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.

Proof and Source of Funds/Anti Money Laundering

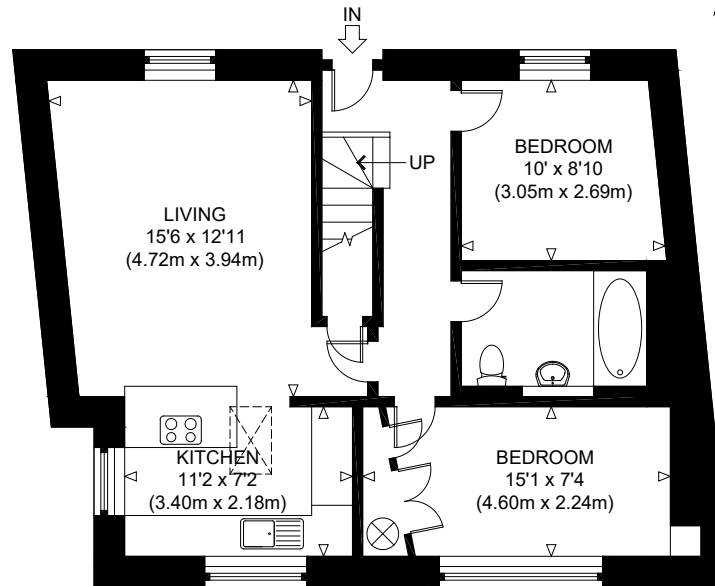
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude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





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 479 SQ FT / 44.5 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 661 SQ FT / 61.5 SQ M

VICTORIA AVENUE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1140 SQ FT / 106.0 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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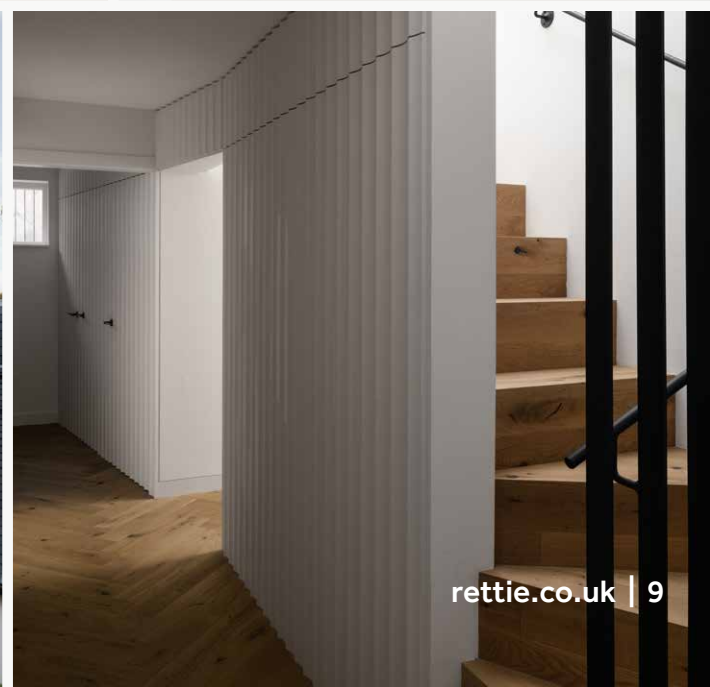
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