

**J & G
WILSON**

54, New Road, Milnathort, KY13 9XT.

A character ground floor flat near all the village amenities. Offers over £95,000.





Particulars of Sale

54, New Road, Milnathort, Kinross, KY13 9XT.

Kinross 2 miles, Perth 16 miles, Dunfermline 16 miles & Edinburgh 29 miles.

A charming 1 bedroom ground floor flat in a prime central position near all amenities.

Offers over £95,000.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along the A922 to Milnathort. At the roundabout at the centre of Milnathort turn right onto New Road. Number 54 is on the right hand side.

SITUATION

Milnathort is a popular village setting within easy access of Kinross. It has amenities within immediate walking distance including small supermarket with Post Office, pharmacy, church, local shops, cafes, hotel with bar and restaurant facilities, regular bus services with a bus stop to the front of the flat, garage, specialist shops, 9 hole golf course, bowling club and parks.

Kinross is nearby and offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline.

The extensive amenities of Dunfermline and Perth are accessible via the M90 and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

A character ground floor flat with a floor area of 538 square feet (50.0 sq m). The property is ideal for a single person or couples.

The design includes a vestibule, a reception hall, a lounge open plan to a fitted kitchen, a double bedroom and a shower room. The specification includes a gas central heating system and double glazing.

Outside the property has a small gravel area to the rear with outside storage and a shared drying area.

Viewing is strongly recommended to appreciate the pleasing design and the full extent of the accommodation on offer.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

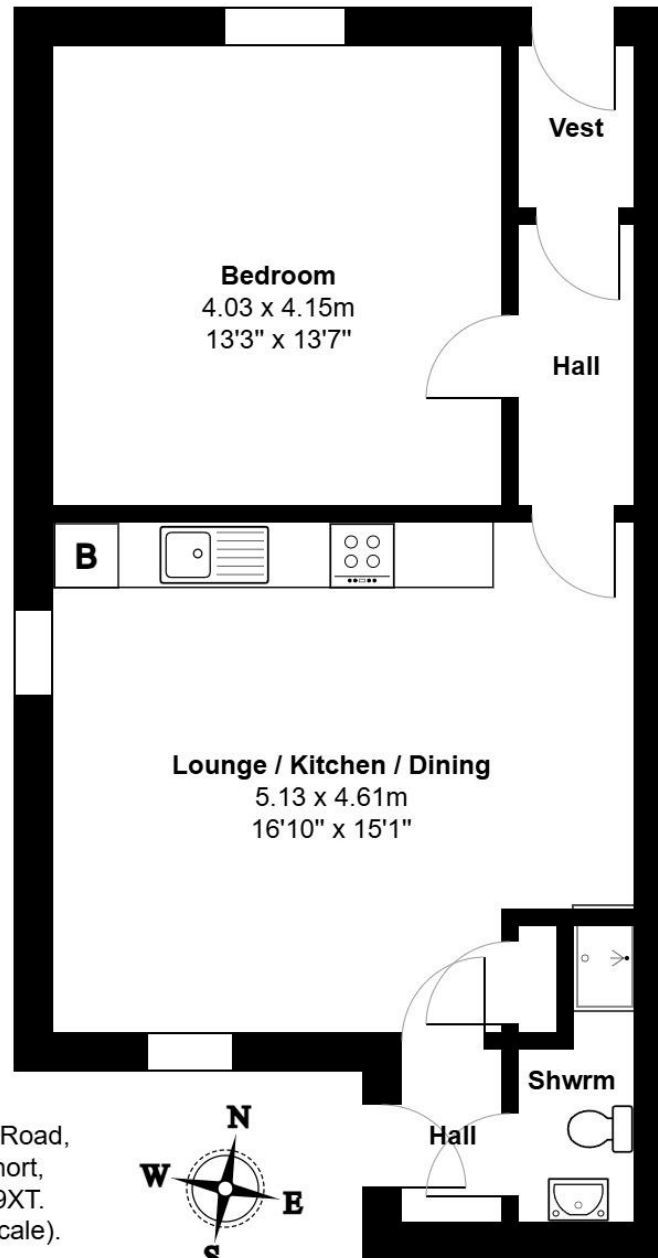
SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band A.

ENERGY RATING The property is rated as D (68).

Particulars prepared October 2025.





54, New Road,
Milnathort,
KY13 9XT.
(Not to scale).





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

J & G Wilson
18 High Street
Kinross
KY13 8AN
T: 01577 862302
E: contact@jgwilson.co.uk
www.jgwilson.co.uk