

**J & G
WILSON**

40, North Street, Milnathort, KY13 9YF.

A character 1 bedroom ground floor flat with open views. Fixed price £88,000.





Particulars of Sale

40, North Street, Milnathort, Kinross, KY13 9YF.

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

A character 1 bedroom ground floor flat with open views across the park to the church.

Fixed price £88,000.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along the A922 to Milnathort. At the roundabout at the centre of Milnathort go straight ahead onto North Street. Number 40 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 local shops, cafes, hotel with bar and restaurant facilities, specialist shops, 9 hole golf course 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 441 square feet (41.0 sq m). The property is perfect for a single person or couples of all ages.

The design includes a vestibule, a reception hall, a lounge with an open view to the park, a fitted kitchen with all appliances included, a double bedroom and a shower room. The specification includes a gas central heating system with a recently serviced boiler and double glazing. The property has both a front and rear door.

Outside the property has its own garden shrub bed area and a grassed strip of ground as a drying area. There is a communal under stair store.

Viewing is strongly recommended to appreciate the pleasing design, open views and convenient position. The present owner has moved out and there is no onward chain, so the date of entry is flexible.

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 (66).

Particulars prepared July 2026.

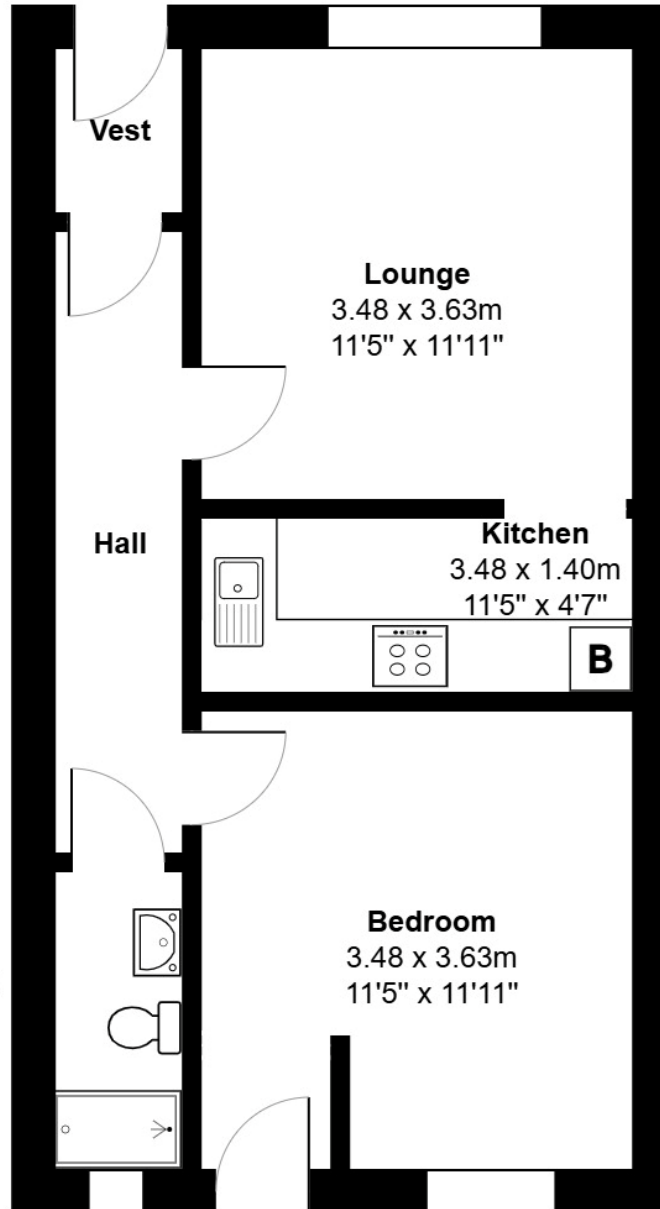






40, North Street,
Milnathort,
KY13 9YF.
(Not to scale).

Shwrm
1.02 x 2.40m
3'4" x 7'10"





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

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