



6, Netherhall Steadings, Milnathort, Kinross, KY13 0RL.

A luxury 4 bedroom detached country home with fine open views. Offers over £565,000.









**Milnathort 1.5 miles, Kinross 3 miles, M90 2 miles, Perth 16 miles, Dunfermline 16 miles & Edinburgh 29 miles.**

**An impressive 4 bedroom country house with a double garage and attractive gardens enjoying a semi-rural setting but still within easy reach of Milnathort's amenities.**

## Particulars of Sale

### DIRECTIONS

From Kinross travel north along the A922 to Milnathort. At the roundabout at the centre of the village go straight ahead onto North Street. Follow the road out of Milnathort past Orwell Church and over the motorway. Turn first left and follow the road for approximately 1 mile. Netherhall Steadings is on the left hand side. Follow the road in and turn left and number six is in the bottom right hand corner.

### SITUATION

The property enjoys a lovely semi rural setting with fine open southerly views to Kinross and Loch Leven. The property lies in the catchment area for Milnathort Primary School and the highly regarded Kinross High School. There are a good number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan, Craigclowan and St Leonards.

Milnathort has amenities including local shops, cafes, hotel with bar and restaurant facilities, specialist shops, 9 hole golf course and parks.

Kinross offers supermarkets, shops for everyday requirements, cafés, 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 Rail Network is accessible at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

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



## DESCRIPTION

A lovely 4 bedroom detached home set within mature gardens and enjoying open southerly views. The property is set within level gardens and feature a gravel driveway providing ample parking. The gardens are mainly in grass with mature shrub beds and there is an impressive hardwood green house.

The accommodation extends to 2,141 square feet (199.0 sq m) and comprises a vestibule, a reception hall, a lounge with a log burning stove open plan to a dining room and fitted kitchen with an island, a utility room and a downstairs bedroom with an en-suite shower room. On the upper floor there is a sitting room with wonderful panoramic views, 3 bedrooms, an open plan study, 2 en-suite shower rooms and a principal family bathroom.

There is an air source heating system with 6 PV roof panels and battery storage. There is double glazing to the windows / patio doors and a good range of in built storage space.

Viewing is recommended to appreciate the rural setting, lovely views, and ease of access to commuter links and all amenities.

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## GENERAL INFORMATION

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**VIEWING** Please telephone J & G Wilson on 01577 862302. [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**ENERGY RATING** The property is rated as C (79).

**COUNCIL TAX** The property is Band F.

Particulars prepared February 2026.

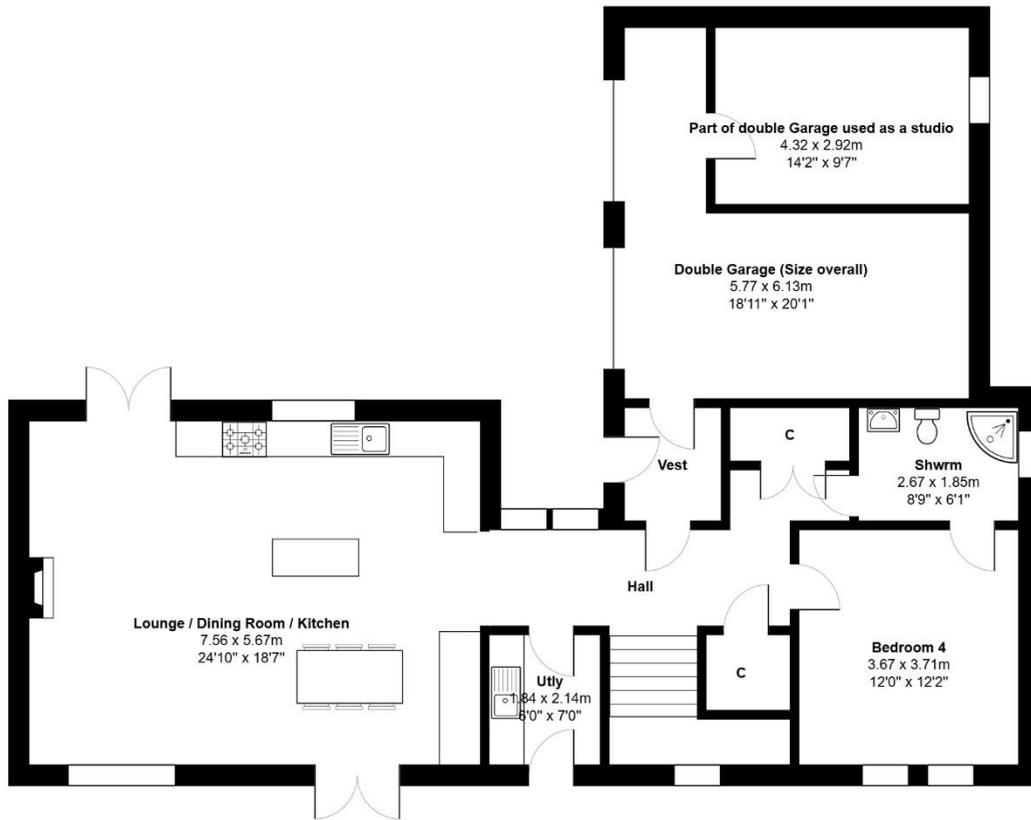




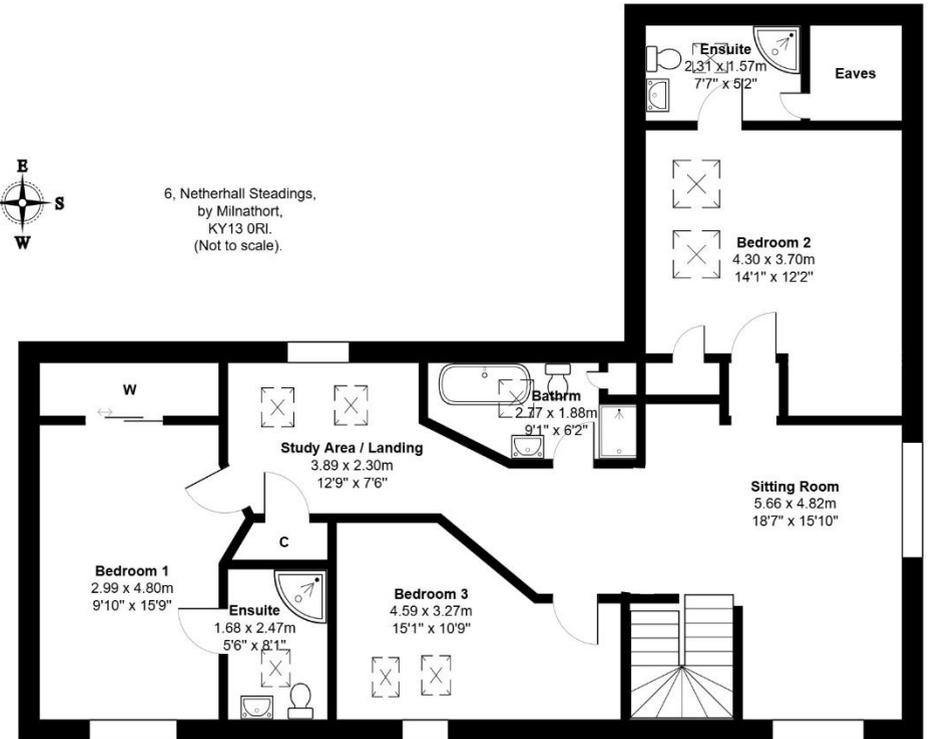


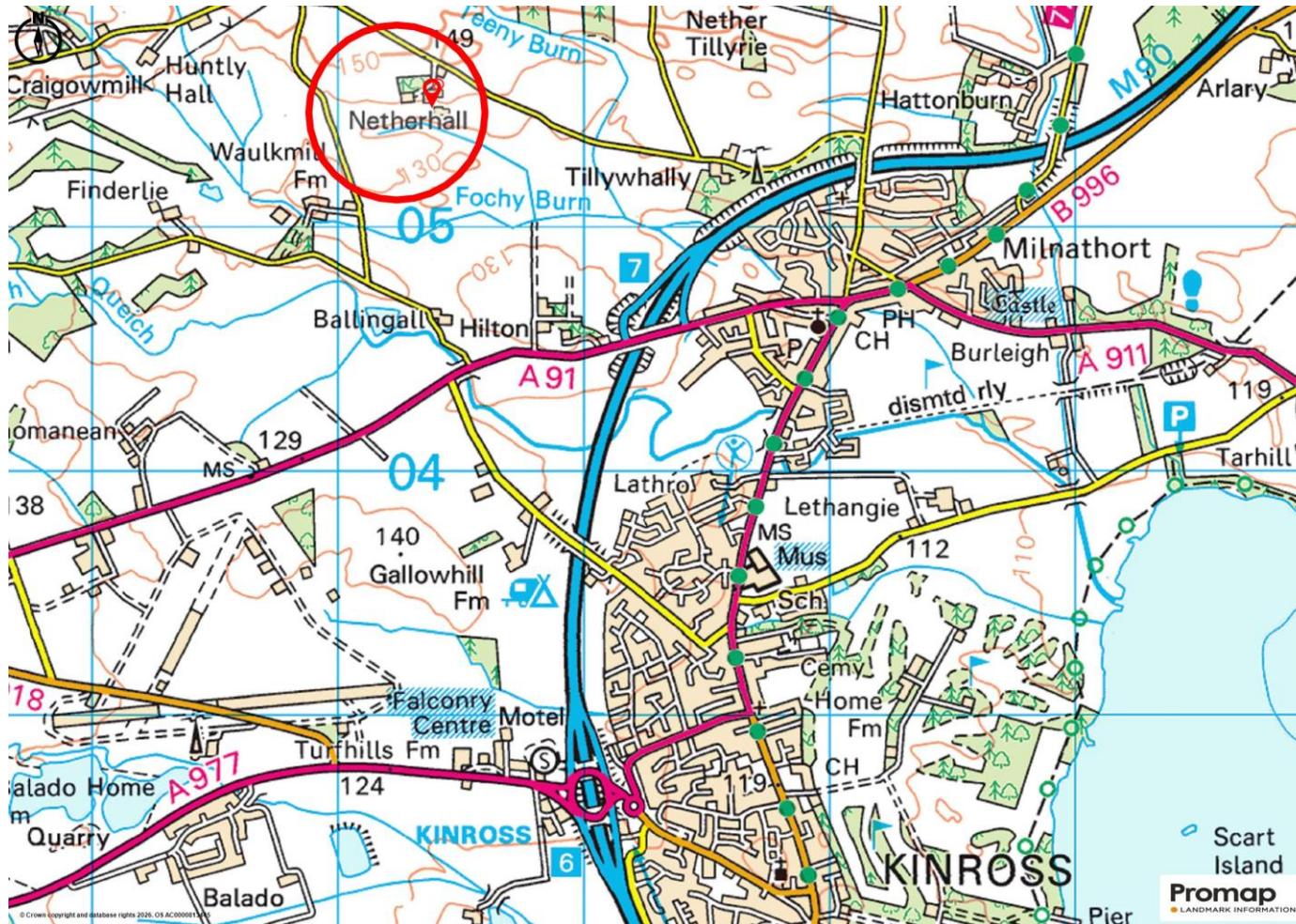






6, Netherhall Steadings,  
by Milnathort,  
KY13 0RI.  
(Not to scale).





### 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](mailto:contact@jgwilson.co.uk)  
[www.jgwilson.co.uk](http://www.jgwilson.co.uk)