

**J & G  
WILSON**  
**LAW & PROPERTY**



**10 THE FAIRWAYS, MILNATHORT**

**OFFERS IN THE REGION OF £395,000**

J & G Wilson are delighted to present to the market this exquisite detached executive family home in the sought after location of Milnathort. The spacious property lies in an exclusive cul de sac and enjoys mature south facing rear gardens.

Milnathort is ideally situated to enjoy the beautiful countryside of Kinross-shire, with no shortage of country pursuits available from hill walking, cycling, gliding, golfing, fishing as well as equestrian facilities in the surrounding areas.

There is a primary school and local amenities available to meet most every day requirements. More extensive amenities and secondary education are available at neighbouring Kinross, whilst private education is available at Dollar Academy in the town of Dollar. The village is situated close to the M90 motorway network, making this an ideal location for the commuter.

The property is in an exclusive cul de sac location and offers luxurious accommodation extending to 203m<sup>2</sup>. The pristine property is finished to an exceptional standard with internal doors and stairs finished in oak. Features such as, plaster coving and good quality flooring and tiling complete the exquisite design throughout. The property has an excellent layout, perfect for family living, flowing easily from the welcoming reception hallway, which in turn, leads to the principle rooms, utility room and WC. Carpeted stairs with a beautiful oak staircase rise to the upper level.

The elegant lounge has windows and French doors overlooking the rear and a feature fireplace with inset gas fire. The dining room overlooks the front and is ideal for more formal occasions. The large luxurious kitchen diner is the heart of the home and connects with the conservatory which is utilised as an excellent relaxation area, overlooking the rear garden.

On the upper level: a large airy landing leads to the generous master bedroom with excellent wardrobes to one wall and a spacious en suite. The guest room also has the benefit of an en suite shower room and fitted wardrobes. There are two further double bedrooms and a fifth bedroom currently used as a study, as well as the large family bathroom with a four piece suite, including the luxury of a Jacuzzi bath. The property further benefits from gas central heating and double glazing.

### Outside

There are beautifully presented gardens to the front and rear, with a mono block driveway leading to the integrated double garage with power and light. To the front, the garden is mainly laid to lawn with planted shrubbery. To the rear, the south facing garden is mainly laid to lawn with a patio area and further raised decked area, ideal for alfresco dining. There is a garden shed and a summer house with a hot tub installed which will be included in the sale.



Our other personal legal services include

WILLS, TRUSTS AND EXECUTORY BUSINESS, GUIDANCE ON INHERITANCE OR CAPITAL GAINS TAX, ESTIMATES FORMOST WORK MEMBERS OF THE LAW SOCIETY SCOTLANDMEMBERS OF THE ESPC AND THE PSPC

J & G Wilson Law and Property are for themselves and for the owners of this property whose agents they are give notice 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.



of Scotland

**Lounge (18'4" x 14'4")**  
**Kitchen diner (17'6" x 12'9")**  
**Utility room (8' x 4'9")**  
**Dining room (11'9" x 9'9")**  
**Conservatory (13'3" x 12'7")**  
**WC (8' x 3'3")**  
**Study/bedroom 5 (10'3" x 7'3")**  
**Master bedroom 1 (16'4" x 14')**  
**Guest bedroom (15' x 12')**  
**Bedroom 3 (13'7" x 11'9")**  
**Bedroom 4 (10' 8" x 10')**  
**Family bathroom (9'6" x 8'2")**



**Extras**

Included in the sale are all integrated appliances, carpets, floorcoverings, wardrobes in bedroom 3, garden shed and summer house with installed hot tub.



**Measurements**

All measurements have been taken using a sonic tape and are believed to be correct although, all clients must satisfy themselves regarding the same.

Viewing by appointment 01577 862302 or weekend 01383 605000

**EPC = C**



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Schematic Diagram only - Not to scale

