

A substantial stone-built farmhouse with adjacent steadings, paddock and outbuildings, Middleton Farmhouse is located within a small cluster of farm buildings and cottages to the north east of Milnathort. Built around 1850, the farmhouse has been extended and modernised over the years and offers adaptable accommodation over two levels which comprises, on the ground floor, front and rear vestibules, hall, large sitting room, family room, sun room, dining kitchen, utility room and cloakroom. The first floor hosts the three bedrooms, bathroom and shower room.

Externally, the property is set within an area of garden ground and adjacent steading extending to approximately 0.18 acres. The attractive garden is well-stocked with mature plants and has a large central lawn. The steading is laid in rough grass. There is a further grass paddock of approximately 2.2 acres some 200 metres to the east of the property.

There are extensive former farm buildings immediately adjacent to the farmhouse which potentially offer scope for future development subject to local authority consents. We understand that the steading and farm buildings have been zoned for residential development in the Perth and Kinross local plan.

## Middleton Farm House, Milnathort

### Room Dimensions

Entrance Vestibule		
Hall		
Sitting Room	19'9" x 14'8"	6.56m x 4.47m
Family Room	13'7" x 10'4"	4.14m x 3.13m
Sun Room	21'8" x 10'5"	6.60m x 3.19m
Dining Kitchen	23'10" x 10'10"	7.26m x 3.30m
Bedroom 1	14'5" x 12'11"	4.43m x 3.94m
Bedroom 2	11'2" x 10'6"	3.34m x 3.20m
Bedroom 3	13'4" x 10'11"	4.06m x 3.32m
Bathroom	10'11" x 6'8"	3.34m x 2.04m
Shower Room	10'6" x 6'8"	3.19m x 2.04m
Rear Vestibule	4'3" x 3'6"	1.29m x 1.07m
Utility Room	7'1" x 4'6"	2.20m x 1.80m
Cloakroom	7'2" x 5'10"	2.18m x 1.78m



Call **01334 656564**



## Location

Milnathort is a small village situated amidst picturesque countryside at the foot of the Ochil Hills, and near the north shore of Loch Leven. The smaller neighbour of nearby Kinross, the village benefits from excellent travel links via the M90 motorway which leads north to Perth and south to Edinburgh

Amenities within the town include a nine hole golf course, an attractive park, primary school, a range of traditional pubs, cafés and shops. Nearby Kinross hosts more facilities including a supermarket, leisure centre, a doctor's surgery and the Loch Leven Community Campus. The surrounding countryside offers many pleasant walks and cycle rides with the rolling hills and historic Loch Leven providing a scenic background.

In detail the accommodation comprises:

### Entrance Vestibule

Wooden entrance door with frosted glass fan light. Ceiling light fitting. Vinyl floor covering. Fifteen pane door to hall. Wooden doors to cloakroom and utility room.

### Hall

Alcove with fitted drawer and cabinet. Shelved storage cupboard below the stairs. Radiator. Light fitting. Carpet floor covering. Fifteen pane glass doors to sitting room, dining room and kitchen. Staircase to first floor.

### Sitting Room

Recessed astragal window facing south. Ceramic tiled fireplace with electric fire. Radiator. Cornice. Central light fitting and wall lights. Carpet floor covering. Glazed door to sun room.

### Family Room

A dual aspect room with recessed windows to the front and rear gardens. Marble fireplace with inset electric fire. Shelved wall cupboard. Radiator. Central light fitting. Carpet floor covering.

### Sun Room

An "L" shaped extension by "Mozolowski and Murray". Windows to three sides overlooking the garden. Electric wall heaters. Wall lights. Wooden floor. French door to garden. Glazed doors to sitting room and dining kitchen.

### Dining Kitchen

Window overlooking the rear garden. Attractive light wood units with contrasting worktop. Stainless steel sink and drainer. Tiled splashback. "Bosch" washing machine and dishwasher. "Belling" electric cooker. "Zanussi" hood. Two shelved pantry cupboards. Radiator. Quadruple spotlight track. Vinyl floor covering. Glazed doors to conservatory and hall. Wooden door to rear vestibule.

### Rear Vestibule

Broom cupboard. Pendant light fitting. Vinyl floor covering. Door to rear garden.

### Utility Room

Window. Fitted shelving and wall units. Light fitting. Concrete floor.

### Cloakroom

Window. White WC and wash hand basin. Tongue and groove clad dado. "Honeywell" wall heater. Light fitting. Vinyl floor covering.

Stair with wooden handrail and spindles to first floor landing. Window overlooking the rear garden.





### First Floor Landing

Radiator. Light fitting. Carpet floor covering. Wooden panel doors to all upper rooms.

### Bedroom 1

South facing window overlooking driveway, neighbouring properties and to Loch Leven in the distance. Fitted wardrobe with shelf and hanging rail. Radiator. Light fitting. Coombed ceiling. Carpet floor covering.

### Bedroom 2

South facing window overlooking driveway, neighbouring properties and to Loch Leven in the distance. Full length sliding door wardrobe with shelves and hanging rails. Airing shelves and hot water tank. Radiator. Pendant light fitting. Coombed ceiling. Carpet floor covering.

### Bedroom 3

South facing window overlooking driveway, neighbouring properties and to Loch Leven in the distance. Currently used as a study. Louvre door cupboard with shelves. Radiator. Light fitting. Coombed ceiling. Carpet floor covering.

### Bathroom

Frosted glass window. White WC, bath and wash hand basin inset into full length fitted vanity cabinet. Mains shower over bath with tiled shower area and splashback. Radiator. Pendant light fitting. Coombed ceiling. Carpet floor covering.

### Shower Room

Window overlooking the rear garden. White WC, vanity basin and shower cabinet with "Mira" sport electric shower. Tiled shower area. Large storage cupboard. Hatch to attic. Radiator. Wall light. Coombed ceiling light. Carpet floor covering.

### Exterior

To the front is a paved hard standing area for several vehicles. To the side of the property is a well maintained and good sized area with central lawn, surrounding flowerbeds and mature shrubs and trees extending to the rear of the house. Beyond this is a former orchard currently laid out in rough grass within a post and wire fence. There is a further grass paddock some 200m to the east of the farmhouse extending to around 2.2 acres.

### Outbuildings

Immediately adjacent to the farm house is an array of former farm buildings in a poor state of repair which can be briefly be described as follows:

**Byre 1** 49' x 19'6" (15m x 6m)

Stone with slate and corrugated iron roof.

**Byre 2** 36' x 23' (11m x 7m)

Stone construction with corrugated iron roof

**Central Range** 69' x 33' (21m x 10m)

With asbestos roof.

**Shed** 69' x 16'6" (21m x 5m)

In very poor condition.

**Shed** 69' x 23' (21m x 7m)

In very poor condition

Please note that access is not permitted to any of the outbuildings due their poor state of repair.

### Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings.



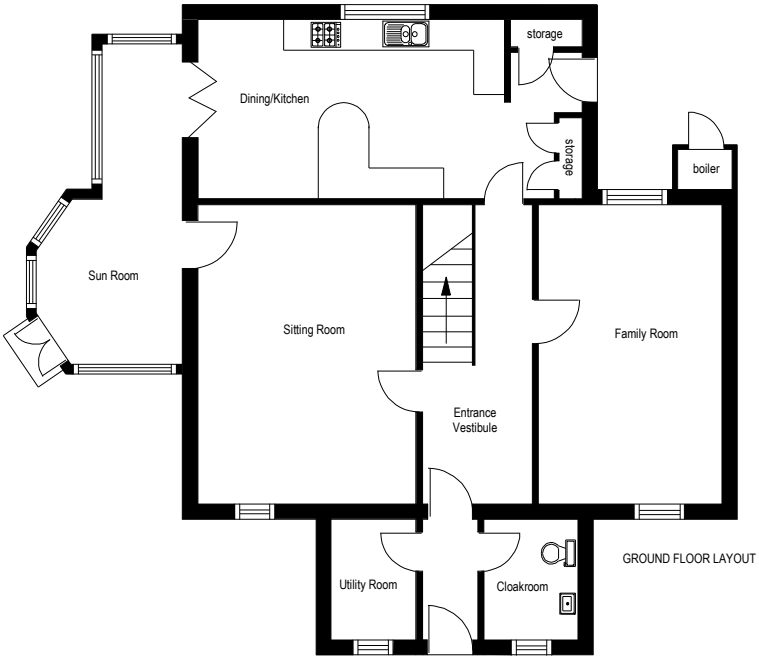
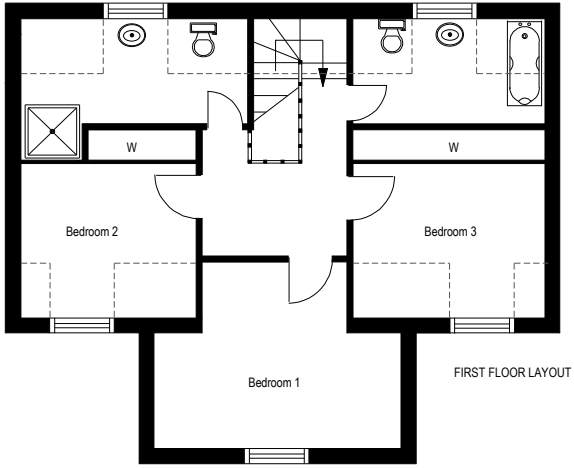
Council Tax Band "E"

EPC Rating "E"

Directions

From the centre of Milnathort, travel North onto Wester Loan, then North Street travelling over the motorway until the hamlet of Middleton is reached. The property is accessed via a farm track and will be identified by a for sale sign.

Middleton Farm House, Milnathort



Illustrative only. Not to scale.

## Viewing

If you wish to view this property or require further information or advice, please contact us via our website or by telephone:

Sales Office 01334 656564

Email: [propertysales@murraydonald.co.uk](mailto:propertysales@murraydonald.co.uk)

Web: [murraydonald.co.uk/property](http://murraydonald.co.uk/property)

## Murray Donald LLP

Cupar Property Department  
35 Bonnygate  
Cupar  
Fife  
KY15 4BU

## Offers

A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

**Offers should be submitted in Scottish legal terms to: -**

### Murray Donald LLP

Cupar Property  
Department  
35 Bonnygate  
Cupar  
Fife  
KY15 4BU

Or through LP5 Cupar  
Fax: 01334 476366

### McCrae & McCrae Ltd

01382 722454  
[info@mccraemcrae.co.uk](mailto:info@mccraemcrae.co.uk)