

**Plot 2, Netherhall Farm Steading,
Milnathort, Kinross-shire, KY13 0RL**



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Milnathort and M90 (J7) – 1.9 miles, Kinross – 3 miles, Dollar – 10 miles,
Perth – 18 miles, Stirling – 22 miles, Edinburgh – 30 miles, Glasgow – 46 miles

This spacious newly built house offers country living in an attractive hamlet setting. The detached five bedroom country house has been finished to a high standard and takes advantage of the spectacular views the neighbouring countryside has to offer, including views to Loch Leven to the east and attractive views to the south west. Set in a small development this property provides a fantastic balance of living in the country yet being able to commute easily to anywhere in central Scotland.

This architect designed home comes with a 10 year Council of Mortgage Lenders Certificate issued by the architect who has designed and supervised all aspects of construction.

The development has a private water supply, mains electricity and BT telephone service and a private drainage system. A property manager or factor will manage the common services including the water and drainage systems and the common landscaping maintenance.

Offers over £370,000



Lounge/Dining room (West)

McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,
Fife KY12 7PD. Tel: 01383 722454

info@mccraemccrae.co.uk www.mccraemccrae.co.uk



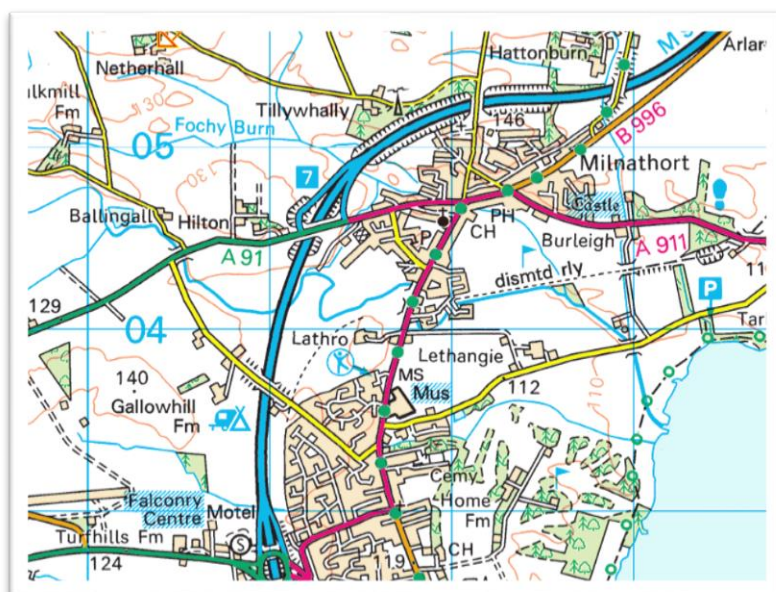


Situation

The property lies within two and three miles of Milnathort & Kinross respectively. It has attractive aspects over countryside to the Ochil Hills and towards Loch Leven and the Benarty Hills. The property enjoys easy access to the M90 motorway. It is within the catchment area for Milnathort Primary and Kinross High School with a bus service to both. There is a daily bus to Dollar Academy which stops at Milnathort.

There is an excellent bus service from Milnathort to Edinburgh to the south and Perth to the north. Milnathort has a number of pubs, an excellent grocery's shop and a 9-hole golf course. Kinross has two swimming pools, a curling rink and excellent fishing on Loch Leven. There are two other golf courses at Kinross.

There is some excellent cycling from Netherhall along very quiet country roads to the west, the quiet road up to Path of Condie and along the cycle track and path around Loch Leven.





Accommodation

Ground Floor

The accommodation is flexible and can be utilised in a number of ways. Entry is given into a tiled reception vestibule and then in turn to the open plan main hall/staircase/lounge/dining area/kitchen. The lounge/dining area/hallway has two sets of patio doors each with glazed side panels on either side and an additional large window, all facing to the west. This provides attractive views and lots of light in the afternoon and evening. There are also two large windows in the kitchen and lounge which face to the east. All these windows provide a really light airy public area. There is a separate utility room, a family room/TV room or guest bedroom 5 with entry to a WC/shower room. The integral double garage could also be converted into a large lounge, subject to the necessary planning consent.

First Floor

There is an attractive staircase with landing and hallway incorporating a study area. There are 4 bedrooms, one of which has an en-suite. There is also a family bathroom.

Finishes

This newly built house has been finished by Ross Country Homes Ltd to a high standard. It has high quality Genoa style oak doors with stainless steel fittings and Elka engineered oak hardwood engineered flooring laid in the hall, lounge and the dining areas. The kitchen floor and all bath and shower rooms are fitted with high quality fitted white sanitary ware with chrome taps plus wall and floor tiling. Telephone and co-axial TV aerial outlets are located throughout the property. There are ample built in storage facilities on both floors. Space and water heating is provided by means of an external oil fired boiler, and hot water production is supplemented with a solar- thermal roof panel. The property is insulated to a high level and also features double glazing to external windows and doors.

Gardens

There are garden areas around the house with views to the east over farm land. The front, side and rear gardens are laid down to grass lawns.



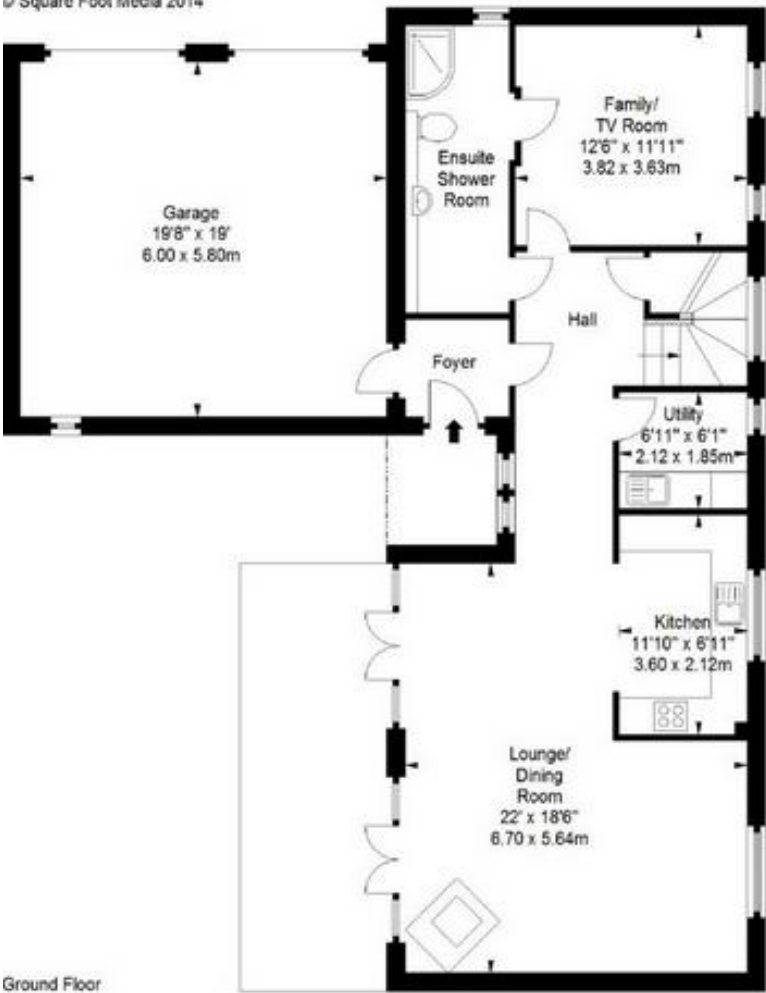
Master Bedroom with en-suite



Double Garage with scope to be converted in to large lounge

**Netherhall Farm Development - Plot 2,
Milnathort,
Fife,**

Approx. Gross Internal Area
2227 Sq Ft - 206.89 Sq M
(Including Garage)
For identification only. Not to scale.
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Viewing and Registering an Interest

Viewing of the property is strictly by prior appointment only with the selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

Closing date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

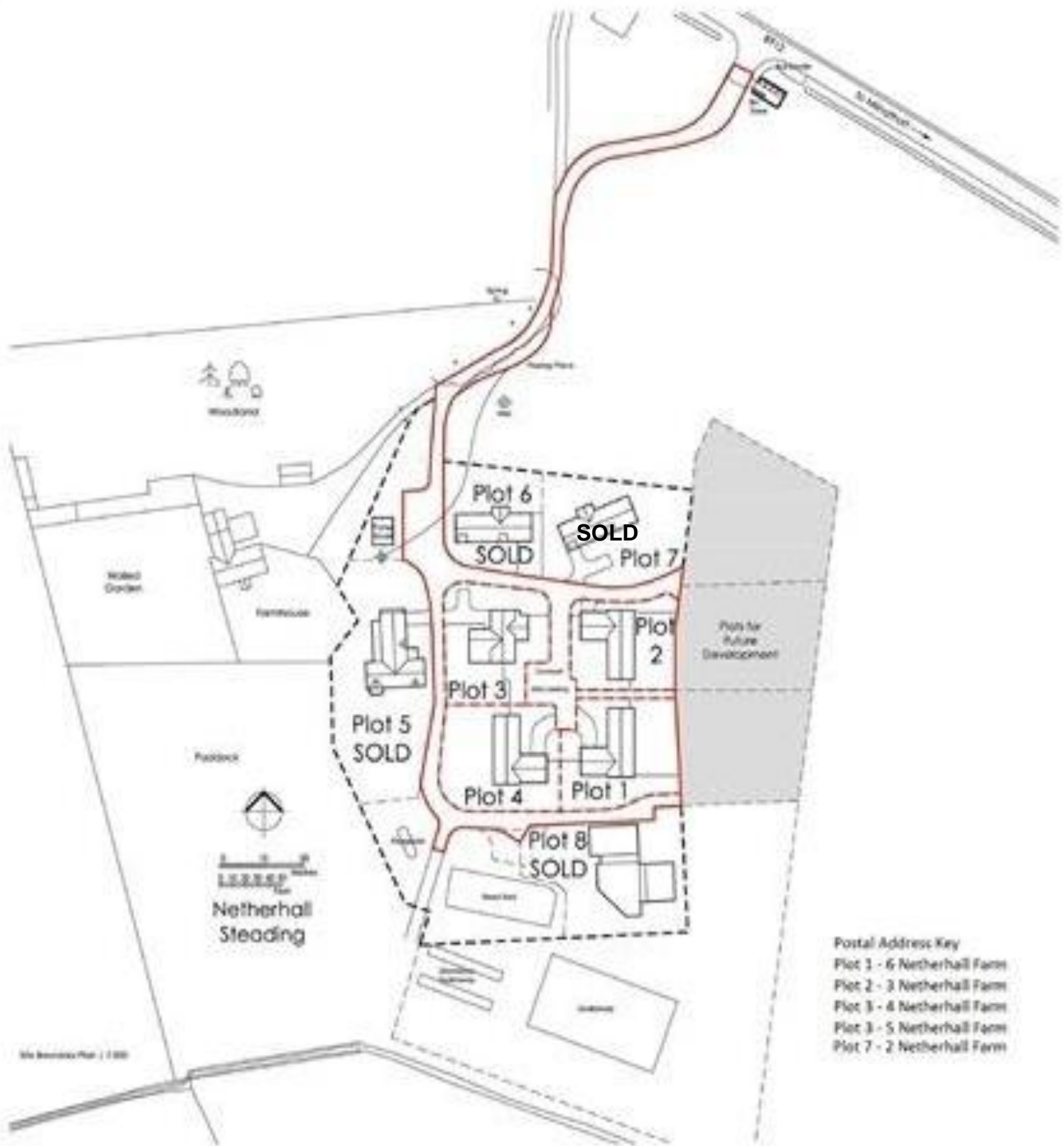
These particulars do not constitute any part of an offer or contract. All measurements and specifications are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any error, omission or mis-statement in the particulars, during negotiations or in any other representation.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.







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