

McEwan Fraser Legal

Solicitors & Estate Agents

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37 Cuthill Towers

MILNATHORT, PERTHSHIRE, KY13 9SE

Milnathort

PERTHSHIRE / KY13 9SE

Cuthill Towers is a desirable steading development nestled between the villages of Glenfarg and Milnathort, just outside Kinross. Sitting off the M90 and close to Milnathort, Kinross, and to the North Bridge of Earn, Glenfarg is a thriving and active village community. Amenities in Glenfarg include a primary school, hotel and convenience store. Leisure pursuits include a tennis club and bowling green. Duly served by the popular Arngask Primary School, secondary schools are found in either Loch Leven Community Campus in Kinross or Perth. A number of fee paying schools are found in nearby Bridge of Earn and Perth including Kilcraston, Craigclowan, Strathallan and Glenalmond College, with Dollar Accademy to the SW. Hill walking, fishing and equestrian pursuits are all to hand.

Situated on the A91, the main Stirling to St. Andrews road, Milnathort is an attractively maintained small town. The village affords most local amenities including School and Post Office, pharmacy and grocery store, hotels, pubs and café's. All other amenities including supermarkets are found in nearby Kinross.

PRESTIGIOUS FIVE BEDROOM EXECUTIVE DETACHED VILLA

OUTSTANDING COUNTRYSIDE VIEWS



Communal Area | Community Park | Community Walkway | View to Bishops Hill









Sport and leisure attractions in the area include curling, fishing, gliding, equestrian, shooting, swimming pools, walking and cycling. The 9 hole golf course has lovely views over Loch Leven and the Lomond hills.

At just 30 Miles from Edinburgh and a 15 minute drive South of Perth, this property offers easy access to the M90 motorway easily connecting Glenfarg to all areas within and beyond the central belt. With the advent of the park and ride facility in Kinross and the future opening of the new Forth Crossing some time in 2016, it is envisaged that commuting will be much easier for those who wish to live in the Kingdom of Fife and work in Edinburgh or further afield.





5 BED	3 BATH + WC	JULIET BALCONY	ENERGY C EPC RATING

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Set amidst outstanding country scenery, Cuthill Towers offers prestigious space and style for family living and enjoyment in a highly desirable location. Of recent construction, this home is meticulously maintained and presented to the market in true walk-in condition. The use of stone, slate and wood sits well in the surrounding area. The driveway provides parking for several cars and creates a crisp kerb appeal with lawns laid to the front and bounded by hedging to one side. The dining kitchen is sure to appeal with airy, open plan feel and look. This area also provides the busy family a sitting room, or family area.

The rear facing, spacious lounge features a fireplace with log burning stove and the room provides French doors to the deck and the landscaped garden with stunning views over open countryside and the Lomonds.

The utility room, that divides the kitchen from the dining area and guest water closet add to the ease of modern living. On the ground floor is a third public room, currently serving as a study yet spacious enough to be utilised as a sitting room or family room.

On the upper floor are five bedrooms, two being en-suite and the family bathroom. The master bedroom suite further benefits from the addition of a bank of built in wardrobes and a “Juliette style balcony” providing views toward Bishop hill.

Externally the house sits on a sizable plot with open views. An added attraction to this family home is the use of the communal woodland and play areas where families gather to hold BBQ’s. The house also has its own solar panels, which in addition to generating electricity for the house, also provide a regular guaranteed cash payment.

Overall : Prestigious, modern and stylish home in a sough after development. In short, this is semi-rural idyll.



















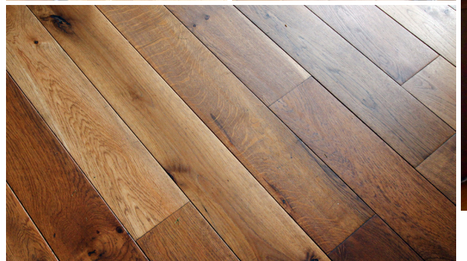
























Lounge + Views



















Master Bedroom & Views





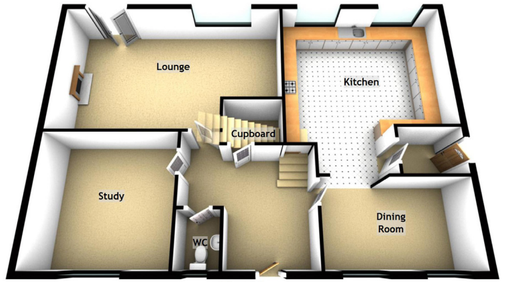


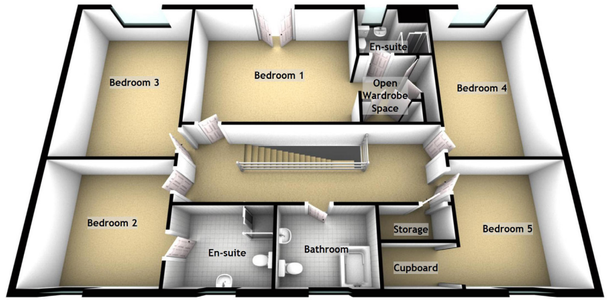




Bedrooms/ En-Suite/ Bathroom

Specifications



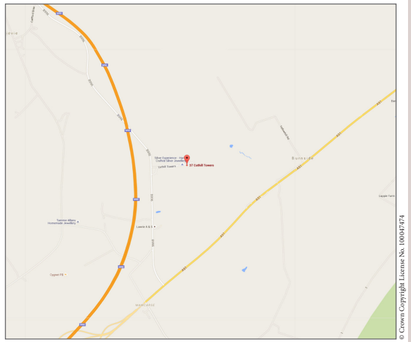


APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	7.10m (23'4") x 4.30m (14'1")
Kitchen	5.20m (17'1") x 5.20m (17'1")
Dining Room	4.30m (14'1") x 3.10m (10'2")
Study	4.00m (13'1") x 3.90m (12'10")
Bedroom 1	5.30m (17'5") x 4.10m (13'5")
En-suite	1.70m (5'7") x 1.70m (5'7")
Bedroom 2	3.50m (11'6") x 3.30m (10'10")
En-suite	2.52m (8'3") x 1.80m (5'11")
Bedroom 3	4.80m (15'9") x 3.38m (11'1")
Bedroom 4	4.80m (15'9") x 3.30m (10'10")
Bedroom 5	3.50m (11'6") x 3.30m (10'10")
Bathroom	2.70m (8'10") x 2.52m (8'3")
WC	1.25m (4'1") x 1.00m (3'3")

GROSS INTERNAL FLOOR AREA (M²)

195 m2









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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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