



DUNCROFT
18 station road

KINROSS,
PERTSHIRE,
KY13 8TG


McEwan Fraser Legal
Solicitors & Estate Agents

KINROSS

perthshire

It is often said that Kinross-shire is a better place to live, and it is easy to see why with the bounteous views of Bishop Hill and Benarty with Loch Leven centring it all. So much natural beauty, and newly formed foot and cycle path around the Loch to enjoy it all.

Situated on the A91, the main Stirling to St. Andrews Road, Milnathort is an attractively maintained small town. The Town affords most local amenities including school, pharmacy and grocery store, hotels, pubs and cafés. All other amenities including supermarkets are found in nearby Kinross. Sport and leisure attractions in the area include curling, fishing, gliding, equestrian, shooting, swimming pools, walking and cycling. The nine-hole golf course has lovely views over Loch Leven and the Lomond hills whilst Kinross offers an eighteen-hole course. The park and ride in Kinross makes Milnathort an ideal place for Commuting to Edinburgh or Perth.

Kinross-shire, is a beautiful county bordered by Perthshire to the north, Fife to the east and south and Clackmannanshire to the west. Set amidst gently rolling hills it is the ideal location for hillwalking, golf, cycling, fishing, bird watching or just relaxing and enjoying the beauty of Scotland. The county town, Kinross, is situated at junction six on the M90 providing easy access from Edinburgh, Glasgow, Dundee and Perth. A park and ride service makes travelling throughout east-central Scotland easily viable on a daily basis with many making the commute to Dunfermline or Edinburgh from here.

Known as the gateway to the Highlands, Kinross-shire nestles around the stunning shores of Loch Leven. For a small county, Kinross-shire is rich in history and natural beauty. Excellent schooling is available at both primary and secondary level with independent schooling being provided at a number of highly-rated Edinburgh and Perth schools as well as Dollar Academy, Kilgraston and Strathallan at Bridge of Earn and St. Leonards in St. Andrews. There are railway stations at Perth, Ladybank, Markinch, Kirkcaldy and Inverkeithing with Edinburgh airport less than thirty minutes drive.





DUNCROFT

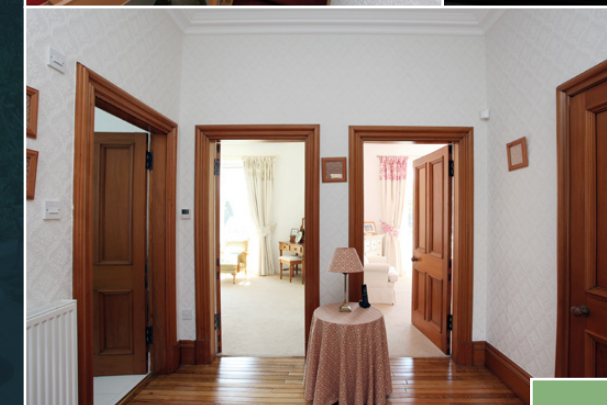
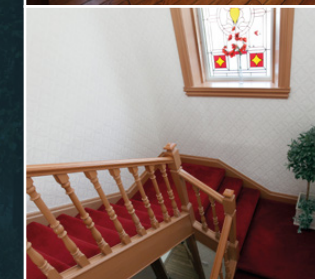
station road

McEwan Fraser Legal is excited to bring to the market Duncroft, arguably the finest home on the market in Kinross. This fine, handsome period home has been extended to exacting standards and equipped to a very high specification with incredible attention to detail. The result is an elegant, spacious home, perfectly suited to modern family life.

The ground floor gives an overwhelming sense of space due to the kitchen and dining area being largely open plan whilst at the same time maintaining distinct formal and informal dining opportunities. Light Travertine floors also add to the airiness of the kitchen whilst bi-fold doors extend the living space into the gardens. The central island merits note for the large breakfasting table putting the family at the heart of the home. The utility room is a dream for mothers or those with pets with more than ample storage and space to hide away all the family clutter. On the ground floor is also a slate tiled wet room with toilet and vanity basin. The ground floor accommodation continues with a sitting room and drawing room, both with fine period features and bay windows enjoying a southerly/southwesterly aspect. A sun-room sits to the west of the house, accessed from the drawing room. Bedroom five is on the ground floor and currently utilized as a home study.

On the first floor, the principal bedroom, with en-suite bathroom and dressing room, is simply exquisite with a full bathroom including bath and walk-in shower. Also on this floor are bedrooms two and three and the family bathroom. A staircase leads to the second floor that houses bedroom four, a majestic suite with bay window to the rear of the house and a charming bull eye window to the side. The en-suite shower room includes a large walk in shower and twin vanity sinks.

Duncroft is approached through pillars at the end of a feature stone wall which leads to a turning and parking area. The gardens have been landscaped to form shrub beds with an attractive seating feature, a great additional entertaining space. The gardens to the rear of the house are laid to lawn with attractive stone terraces and summer house. The garden is walled for privacy. To the side of the house is a most productive walled kitchen garden with stone paths, this garden provides fruits and seasonal vegetables together with a collection of culinary herbs. The large garage completes the accommodation on offer. Duncroft is an outstanding home of quality and luxury.

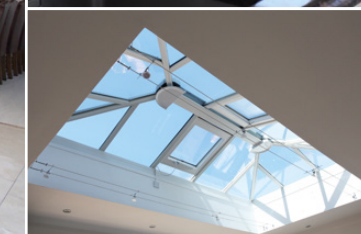




“THE GROUND FLOOR ACCOMMODATION CONTINUES WITH A SITTING ROOM AND DRAWING ROOM, BOTH WITH FINE PERIOD FEATURES AND BAY WINDOWS ENJOYING A SOUTHERLY/SOUTHWESTERLY ASPECT”



LOUNGE / SITTING ROOM / SUN ROOM / STUDY

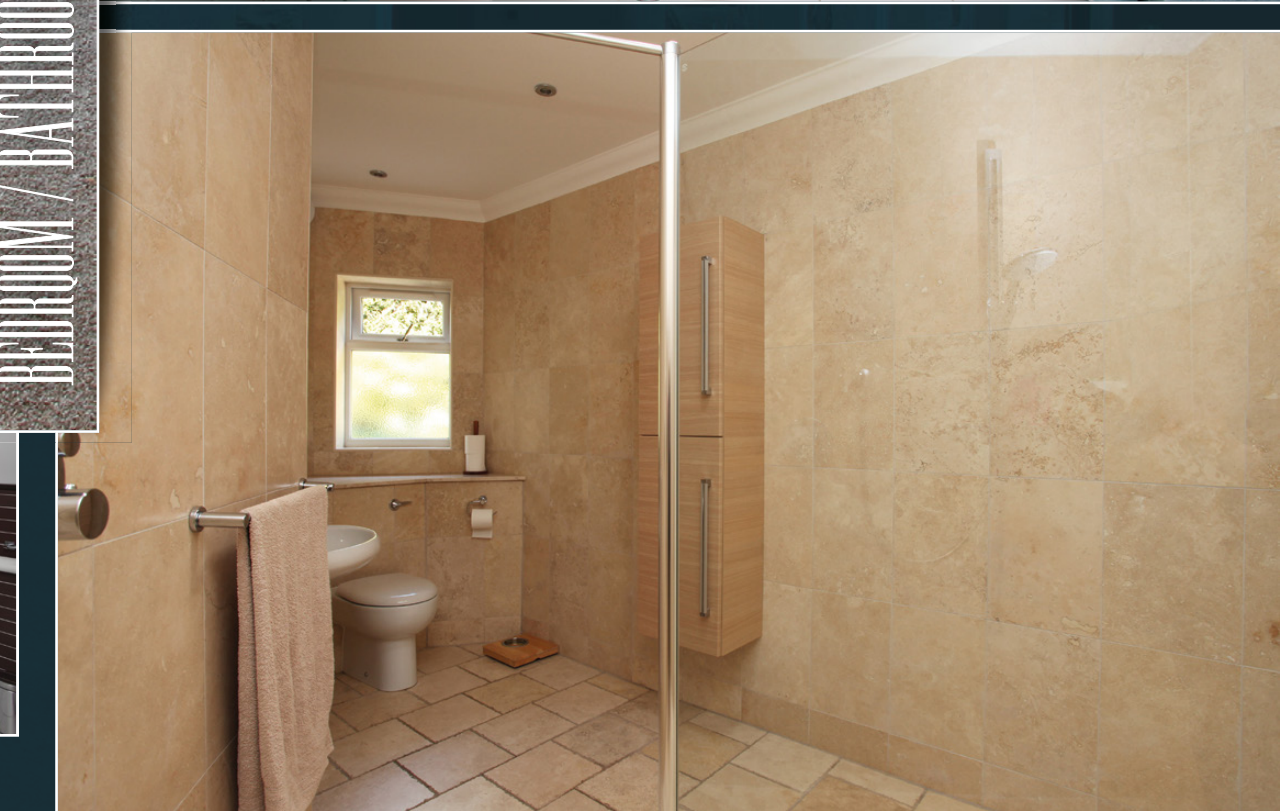
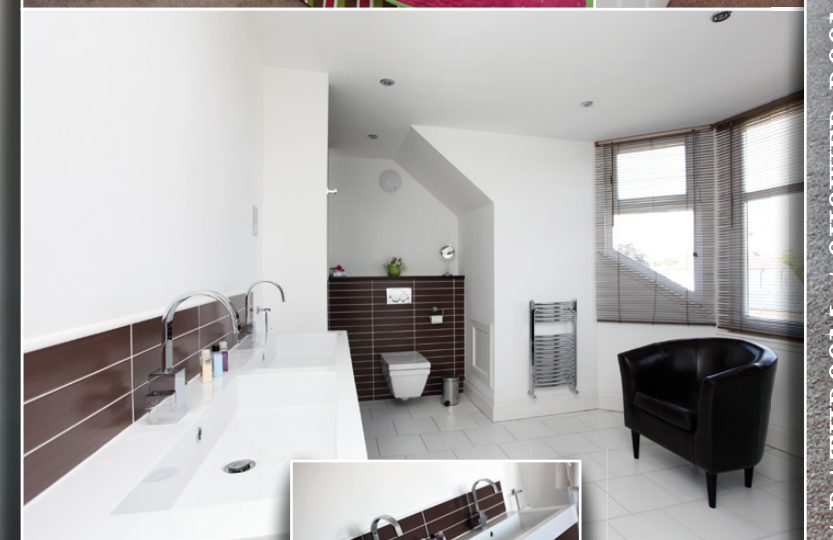


KITCHEN / DINING ROOM / UTILITY

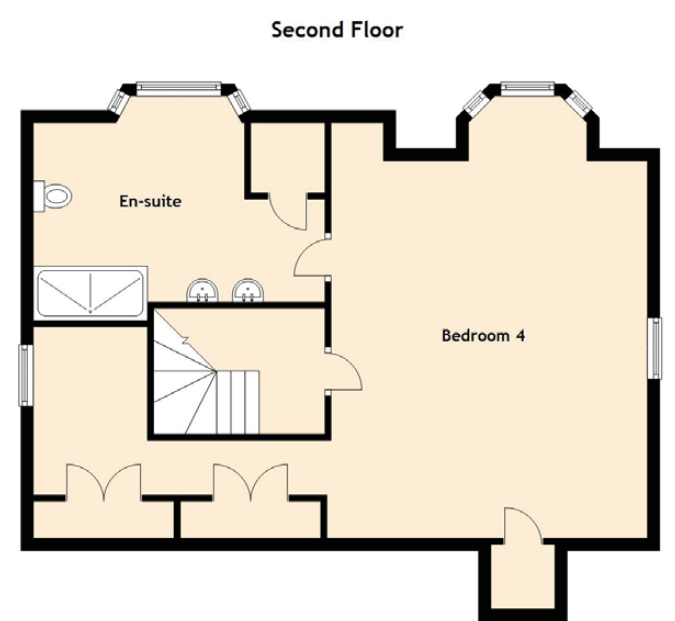
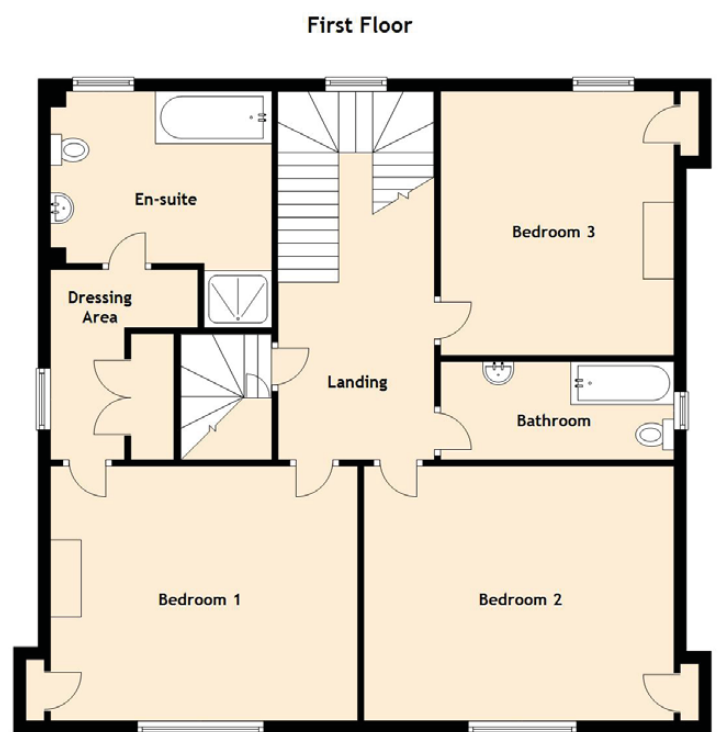




BEDROOMS / EN-SUITE



BEDROOM / BATHROOM / SHOWER ROOM



SPECIFICATIONS & details

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

GROUND FLOOR

Entrance Vestibule	2.90m (9'6") x 2.50m (8'2")
Storage	2.55m (8'4") x 2.20m (7'3")
Sitting Room	5.60m (18'4") x 4.45m (14'7")
Lounge	5.60m (18'4") x 5.23m (17'2")
Sun Room	4.40m (14'5") x 3.00m (9'10")
Kitchen	5.95m (19'6") x 5.85m (19'2")
Dining Area	5.90m (19'4") x 3.95m (13')
Utility	4.60m (15'1") x 3.60m (11'10")
Study/Bedroom 5	3.85m (12'8") x 3.60m (11'10")
Shower Room	4.60m (15'1") x 2.55m (8'4")
Garage	6.60m (21'8") x 5.05m (16'7")

FIRST FLOOR

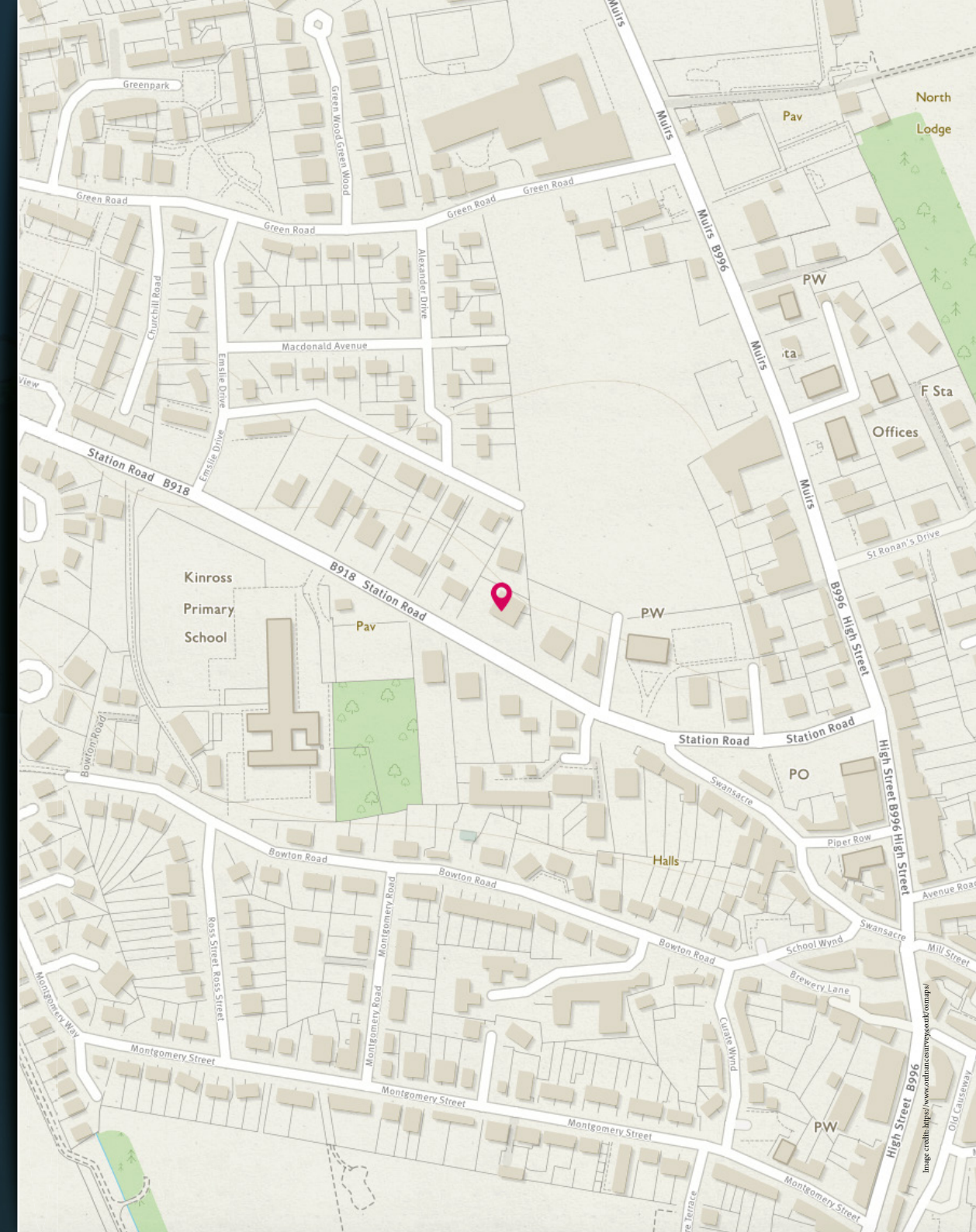
Bedroom 1	5.10m (16'9") x 4.15m (13'7")
Dressing Area	3.10m (10'2") x 2.00m (6'7")
En-suite	3.85m (12'7") x 3.60m (11'10")
Bedroom 2	5.05m (16'7") x 4.15m (13'7")
Bedroom 3	4.30m (14'1") x 3.70m (12'2")
Bathroom	3.80m (12'6") x 1.60m (5'3")

SECOND FLOOR

Bedroom 4	7.20m (23'7") x 5.15m (16'11")
En-suite	4.75m (15'7") x 3.35m (11')

Gross internal floor area (m²): 362m²

EPC Rating: D






McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
ALLY CLARK
Designer