Plot 1 & 2 Kellieside Park

MILNATHORT, PERTHSHIRE, KY13 0NR









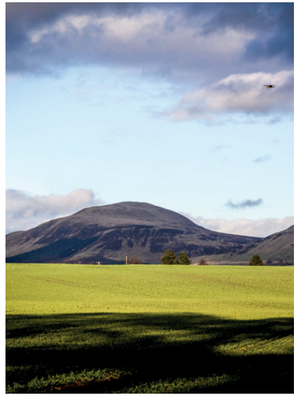
The attractive village of Milnathort lies approximately 2.5 miles to the east and hosts a good primary school, shops for every day, local needs, and a number of pubs and restaurants. The strong community also offers bowling, bridge, curling and golf clubs. The county town of Kinross is a mile to the south of Milnathort supports this offering with both primary and well regarded secondary schooling, a supermarket and an eclectic mix of shops, as well as a leisure centre, a health centre and the usual range of professional and banking services associated with town life.

Keen golfers are spoilt for choice by local courses with nearby Kinross offering two excellent 18-hole courses and the Gleneagles Hotel, (host to the Ryder Cup in 2014) approx a 25-minute drive away, and St Andrews about 31 miles away in Fife. There are also a host of local golf courses from Milnathort to Muckhart, Ladybank to Rosemount.

Other country sports are easily found in the local area with trout fishing in Loch Leven and a wide range of footpaths and bridle tracks to explore the surrounding area. Eventing, Polo and Race Horse Trainers are located in Kinross-shire, and Perth Race Course, (Awarded Best UK Small Race Course,) and Polo are summer attractions at Scone Palace, Perth. Kellieside benefits from excellent transport links. The M90 is easily accessible and provides swift road links south to Edinburgh and North to Perth and Dundee. The A91 heads west to Stirling and the A977 heads West to Kincardine Bridge and thereafter to the motorway network of Central and West Scotland, and to the being south of the border on the M6. Only an hour from Edinburgh and Glasgow Airports.Kinross-shire remains a predominately rural county with an attractive range of opportunities for outdoor pursuits as well as the cultural attractions of Edinburgh and Glais easily accessible.









Part Exchange available. We have for sale 2 attached 4 bedroom bungalows built to a high standard by a trusted local builder. The 2 bungalows will be completed by the end of the summer and at this stage, the buyer will have a choice of kitchen and bathroom fittings. Both bungalows will have generous 1/3 of acre plots measuring approximately 1300 sqm in size. The bungalows are approximately 200 sqm in size with a 38sqm detached double garage.

The bungalows will offer accommodation, consisting of four double bedrooms, two of which will have en-suite three-piece shower rooms and all will have fitted double and triple wardrobes. A separate four-piece bathroom suite with double shower and bath will be positioned near the bedrooms. There will be an entrance vestibule leading into a lovely open-plan kitchen/dining/family area which will act as the hub of the home. A separate generous living room will be accessed from there. All bungalows will have the latest in heating, insulation and double glazing throughout.

A deposit of £10,000 will secure each property and allow the buyer to chose fittings, kitchen units and bathroom fitments.

The builders are offering the following as part of the package for the £380,000 asking price :

1. **LBTT tax equaling = £11,350.**
2. **Carpets throughout.**
3. **Lawn front and back.**
4. **Lawyers cost for the purchase only not for selling as well.**

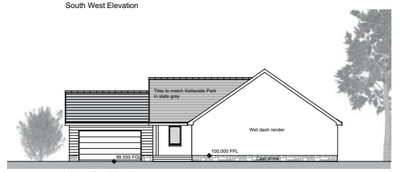
As there are only 2 bungalows available in this sought after location which is surrounded by woodland and fields, securing early would be very much advised.







South West Elevation



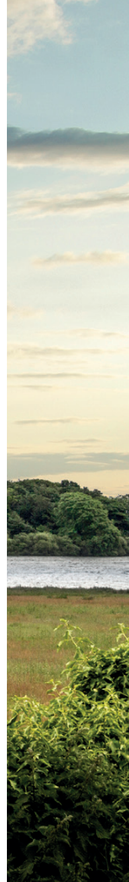
South East Elevation



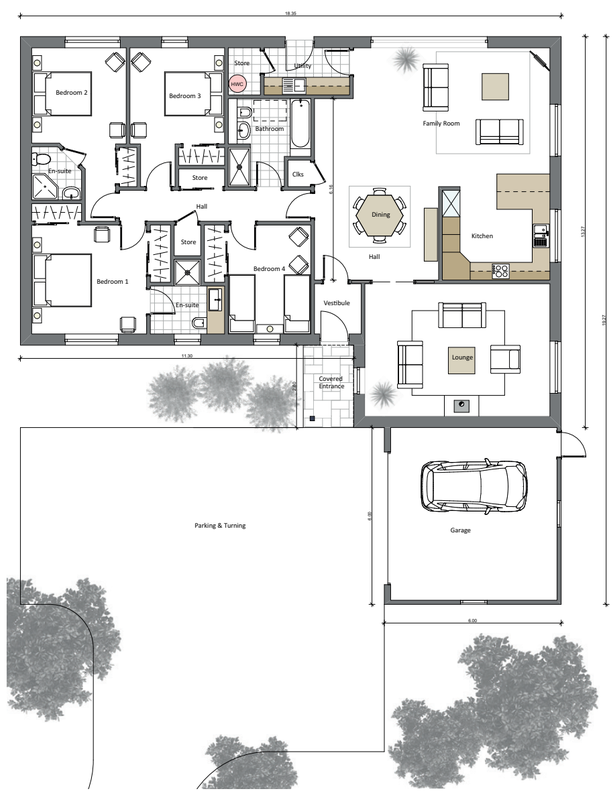
North West Elevation

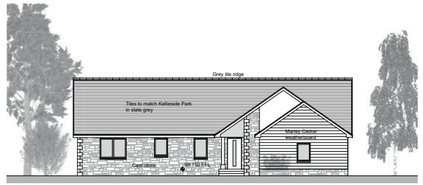


North East Elevation

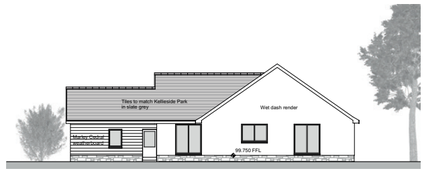


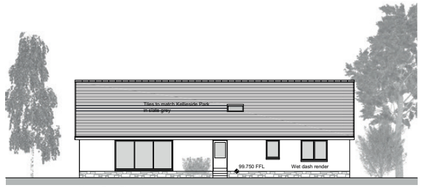
FLOOR PLAN

















SITE - PLANS





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