



House Plot No 1 NETHERHALL FARM STEADING,  
MILNATHORT, KINROSS-SHIRE, KY13 0RL

# Plot No 1, Netherhall Farm Steading, Milnathort, Kinross-shire, KY13 0RL

This spacious four bedroom house offers country living in an attractive hamlet setting. The house has a wonderful rural outlook.

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

## Accommodation

### Ground Floor

- Foyer, Entrance Hall and Staircase
- Cloak Room
- Utility Room
- Lounge/Kitchen/Dining Room
- Bedroom 4/Study with En-suite
- Double Garage

### First Floor

- Landing with hallway and space for a library
- Drawing Room with lovely elevated views to Lochleven
- Bedroom 2
- Bedroom 3 with En-suite
- Family Bathroom
- Master Bedroom with En-suite

There is scope to make the garage into a drawing room and make the first floor drawing room into 5<sup>th</sup> and 6<sup>th</sup> bedrooms, subject to planning consents.

**Offers Over £390,000**



East elevation similar to this



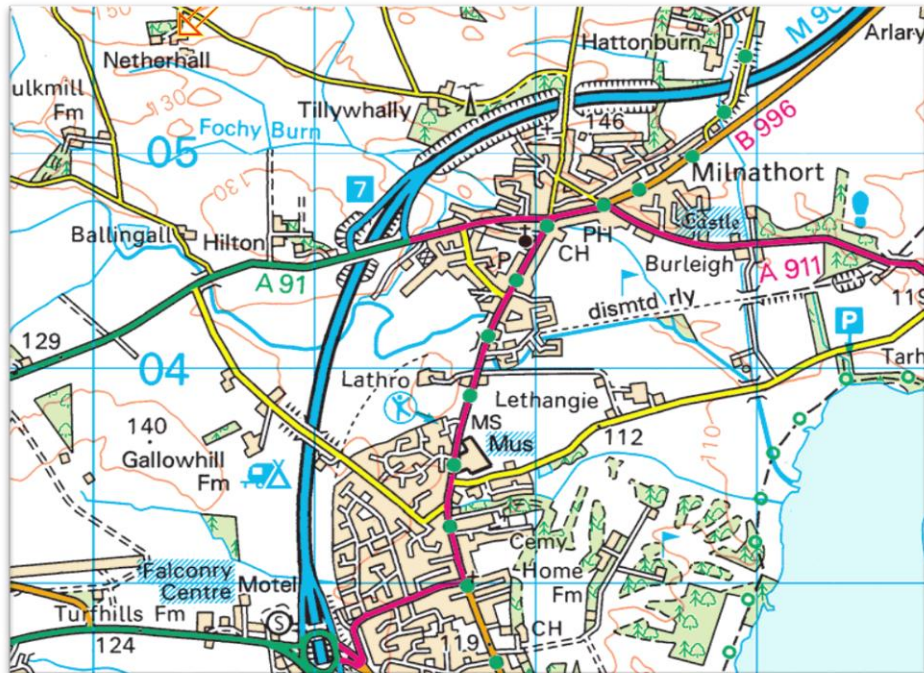
McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD  
Telephone: 01383 722454 Fax : 01383 621180

## SITUATION

Netherhall Steading lies within two and three miles of Milnathort & Kinross respectively. It has attractive aspects over countryside to the Ochil Hills to the West and towards Loch Leven and the Benarty Hills to the South and Southeast and to Bishop hill to the east. The site 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 and up the quiet road to Path of Condie and along the cycle track and path around Loch Leven to the east.



Views to northeast



Views to north

## **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 tiled main hall/staircase/lounge/dining area/kitchen. This area has a sets of patio doors with glazed side panels and an additional large window, all facing eastward. There are also patio doors facing west. These doors and windows provide a really light airy public area. The kitchen will have integral white goods and an oven. There is a separate tiled utility room, with a partially glazed door to the eastern garden, a family room/TV room or guest bedroom 4 with entry to a WC/shower room. The integral double garage could also be converted into a large lounge or additional bedroom, subject to the necessary planning consents.

### **First Floor**

There is an attractive staircase with landing and hallway incorporating a study area. There are three bedrooms, two of which have en-suites. There is also a family bathroom. The drawing room has a vaulted ceiling. It is open plan with the staircase and hallway creating a large attractive room. It has four windows to the east and three cathedral windows to the south, all with amazing views over open countryside.

### **Gardens/Certification**

There are garden areas around the house and they will be turfed. This architect designed home comes with a 6 year Council of Mortgage Lenders Certificate issued by the architect who has designed and inspected construction

## **SERVICES**

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





Garage



En-suite



Bedroom



Views to the south



Family bathroom



First floor hall/library



Kitchen/dining room



## FINISHES

- This house has been built 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 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 properties.
- There are ample built in storage facilities on both floors. Space and water heating is provided by means of an external oil fire boiler.
- The property is insulated to a high level and also features double glazing to external windows and doors.
- There will be six photo voltaic solar panels (1.71 kw) on the south facing garage roof, which will generate an estimated £270 of feed in tariff income and electricity savings for 20 years.





Views to southeast



Lounge/DiningRoom

There are garden areas around the houses with views over farm land and the surrounding countryside.



Views to north-northeast



Views to south-southwest





View to the south east to Milnathort with Loch Leven and Beyond



**Plot 1 Ground Floor Plan**

**Room Sizes**

Garage	5.8m x 7.1m (19' x 23')
Lounge / Kitchen / Dining	7.5m x 5.6m (25' x 18')
Utility	1.8m x 2.1m (6' x 7')
Hall	4.3m x 1.6m (14' x 5')
Foyer	1.5m x 1.7m (5' x 5')
Bedroom 4 / Study	3.6m x 3.6m (12' x 12')
En-suite (Bedroom 4)	2.6m x 1.8m (9' x 6')



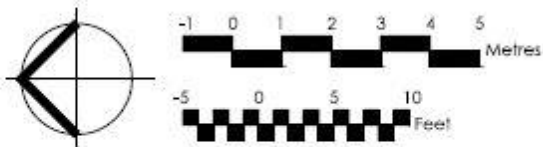
**Plot 1 First Floor Plan**

**Room Sizes**

Master Bedroom	3.0m x 5.6m (10' x 18')
En-suite (Master Bedroom)	1.7m x 2.5m (5' x 8')
Library	3.6m x 2.3m (12' x 8')
Bedroom 2	4.5m x 3.2m (15' x 10')
Hall	3.8m x 1.4m (12' x 4')
Bathroom	2.9m x 2.0m (9' x 7')
Drawing Room	4.8m x 5.6m (16' x 18')
Bedroom 3	3.8m x 4.7m (12' x 15')
En-suite (Bedroom 3)	2.4m x 1.6m (8' x 5')

**Gross Internal Floor Areas**

1. Ground floor area [excl. garage]: 88m<sup>2</sup>
2. Garage floor area: 41m<sup>2</sup>
3. Total ground floor area: 129m<sup>2</sup>
4. First floor area: 112m<sup>2</sup>
5. Total first floor area: 112m<sup>2</sup>
6. Total ground and first floor area: 241m<sup>2</sup>





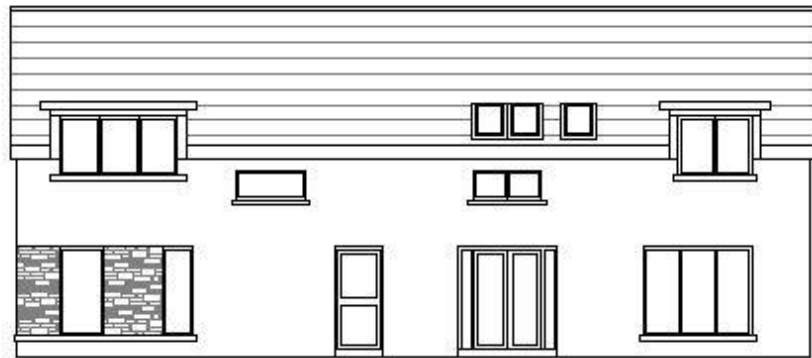
Plot 1 South Elevation



Plot 1 West Elevation



Plot 1 North Elevation



Plot 1 East Elevation





### 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, specifications, descriptions and photographs are given as a guide and no liability can be accepted for any errors arising therefrom. The house photos are of similar houses and are included for illustrative purposes only to demonstrate finishes. 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.

