



42 Curlers Crescent

Milnathort, Kinross, KY13 9YW

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# Introduction

A contemporary, energy efficient, 4-bedroom family home in a peaceful cul-de-sac. Easy access to well-regarded schools and local amenities.

Completed in 2024 by Springfield Properties, No. 42 enjoys a prime position within a quiet cul-de-sac with beautifully landscaped east and west-facing gardens. The rear garden is fully enclosed with timber fencing and backs onto the community nature trail which meanders round the outer edges of the development.



A glazed front door with side screen opens into a welcoming reception hall, complete with a coat cupboard and a turning staircase leading to the first floor.

The bright and spacious sitting room overlooks the front of the property and flows seamlessly into the dining area, which in turn opens into a charming garden room with French doors leading out to the rear garden—perfect for indoor-outdoor living.

The stylish kitchen has been upgraded with contemporary units and elegant stone worktops. It is equipped with an induction hob and overhead extractor, combi microwave oven, single oven, integrated fridge/freezer, and dishwasher. An internal door provides access to the garage, which includes a utility area with base units, a sink, plumbing for a washing machine, and space for a tumble dryer. The wall-mounted gas boiler is also located here, and the garage benefits from durable rubber flooring.

A convenient ground floor WC has a wash basin and tiling to dado height.





Upstairs, the first floor has four generously sized double bedrooms, each with built-in wardrobes. The master bedroom includes a modern en suite shower room and additional storage. The family bathroom is well-appointed with a WC, wash basin, bath with overhead shower, extensive tiling, and a Velux window for natural light.

#### Outside

Externally, at the front of the property is a monobloc driveway with parking for two vehicles. The front garden is laid to lawn and enhanced with young beech hedging, an ornamental tree, and garden lighting. The enclosed rear garden offers multiple seating areas to enjoy the thoughtfully arranged and attractively planted outdoor space. Additional features include a garden shed, external security lighting, and power points on either side of the garden room.

#### Fixtures and fittings

The fitted flooring, high quality kitchen appliances and window blinds are included in the sale.











# Location

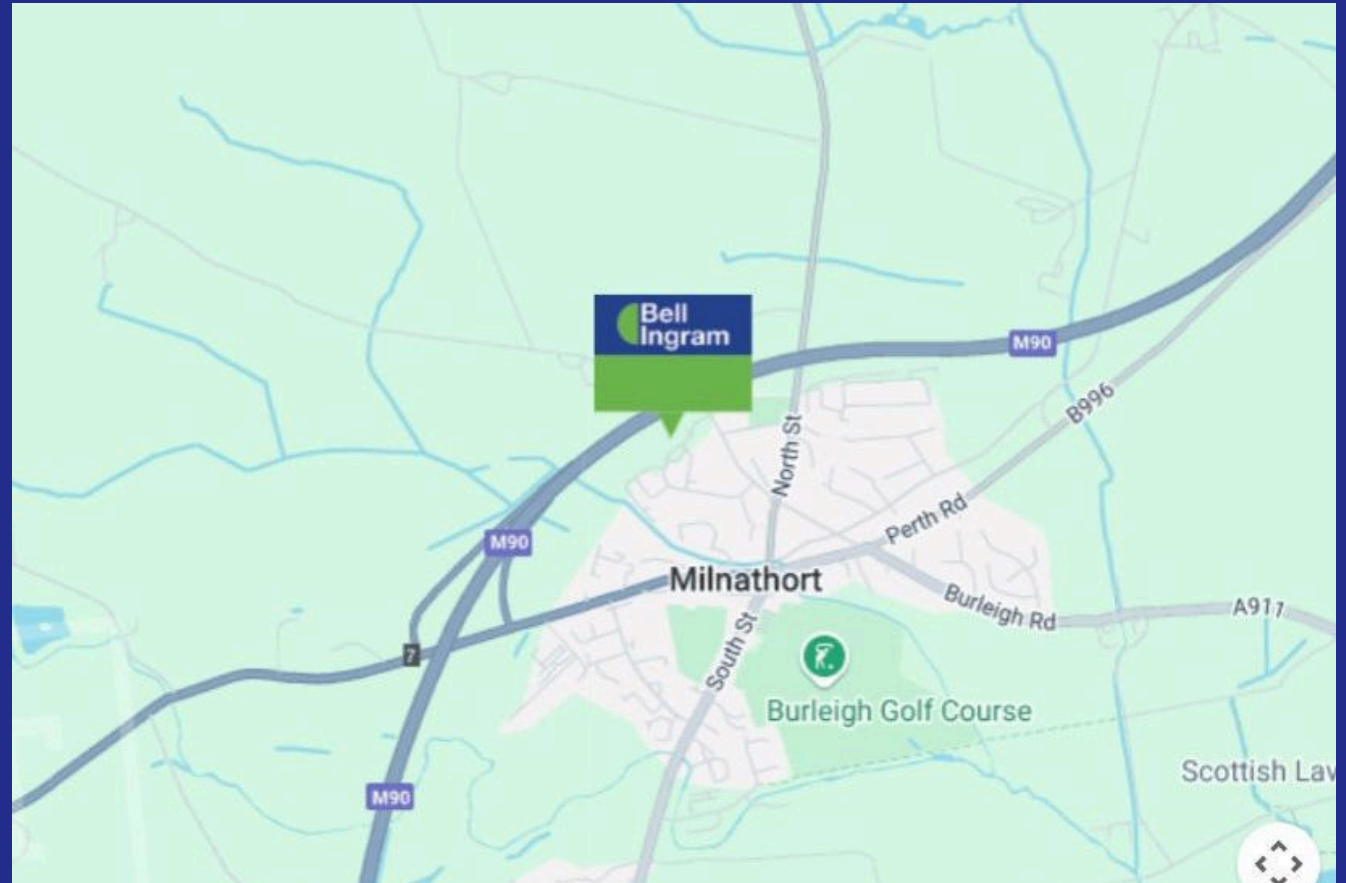
Nestled in one of Scotland's most picturesque regions, Milnathort is a delightful village that offers an ideal setting for family living. Perfectly positioned just minutes from the M90 motorway, it provides excellent connectivity—Perth lies only 16 miles to the north, while Edinburgh is just 28 miles to the south.

Nearby Kinross, a vibrant and attractive town just a couple of miles away, offers a wide range of amenities including quality shops, restaurants, a renowned golf course, and an outstanding high school that also serves as a modern community sports and leisure hub.

Nature lovers will be drawn to the area's crown jewel—Loch Leven, Scotland's largest lowland loch and the heart of the Loch Leven National Nature Reserve. This stunning natural habitat is home to an extraordinary variety of wildlife and plant species, making it a haven for outdoor enthusiasts.

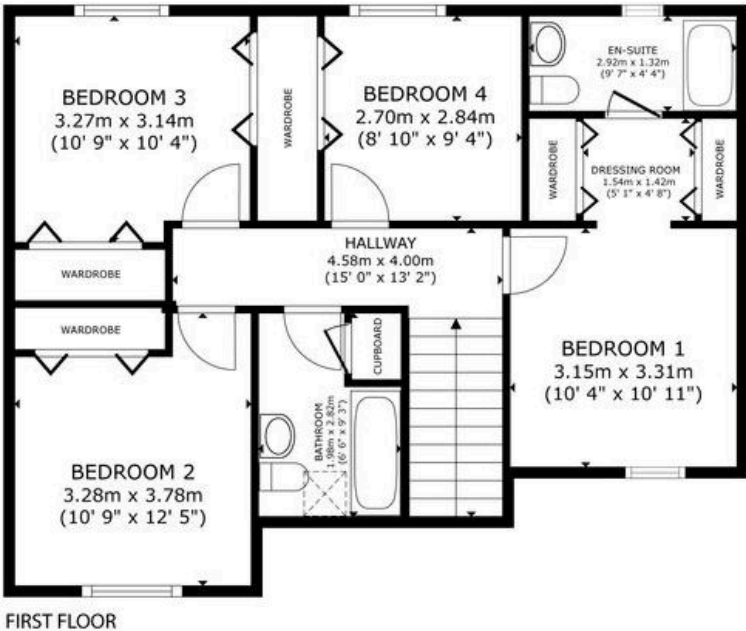
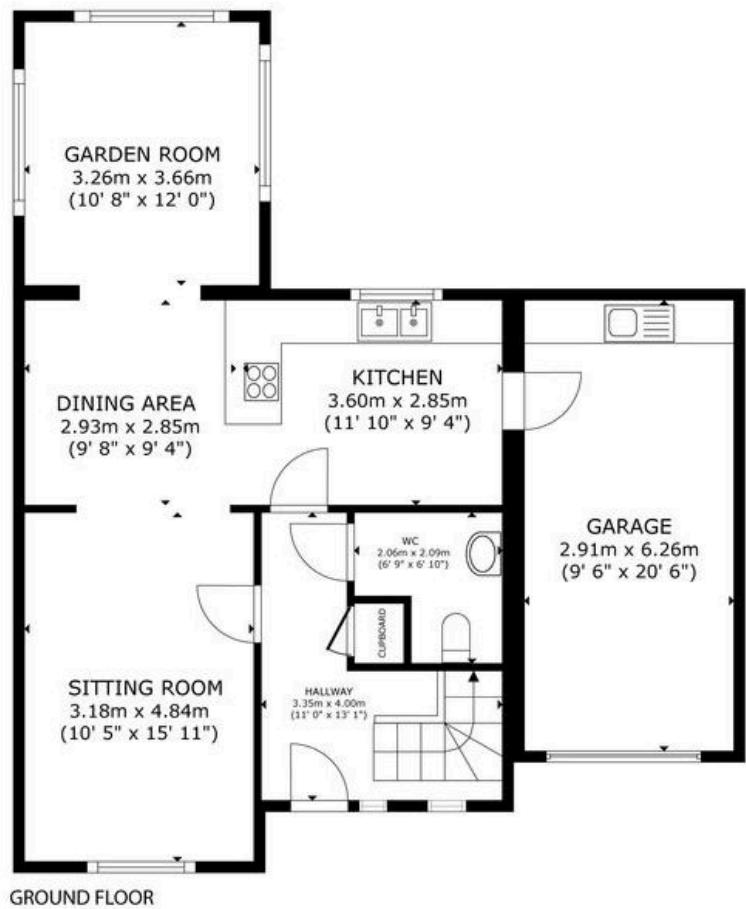
Steeped in history, the area is famously linked to Mary, Queen of Scots, who was imprisoned in Loch Leven Castle—accessible only by boat, with regular ferry services to the island where the castle stands.

Whether you're a cyclist, walker, angler, horse rider, or even a gliding enthusiast, the area offers a wealth of recreational opportunities. Golfers are especially well catered for, with over 100 courses within easy reach, including the prestigious Gleneagles and the legendary Old Course at St Andrews. Milnathort and Kinross are served by a selection of well-regarded schools, making the area highly attractive for families. For those seeking independent education, several prestigious private schools are within easy reach, including Dollar Academy, Glenalmond College, Strathallan School, Craigclowan Preparatory School, and St Leonards in St Andrews.



# Plans

122 sqm (1312 sqf)



## 42 Curlers Crescent, Milnathort KY13 9YW

GROSS INTERNAL AREA  
FLOOR 1 51.4 m<sup>2</sup> (553 sq.ft.) FLOOR 2 70.5 m<sup>2</sup> (759 sq.ft.)  
EXCLUDED AREAS : GARAGE ROOM 11.9 m<sup>2</sup> (128 sq.ft.) GARAGE 18.2 m<sup>2</sup> (196 sq.ft.)  
TOTAL : 121.9 m<sup>2</sup> (1,312 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Details

## Local Authority

Perth & Kinross Council

## Council Tax

Band = F

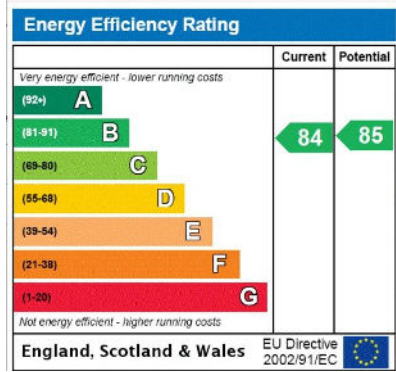
## Tenure

Freehold

## EPC

EPC Rating = B

Property



## Services & Additional Information

The property has mains electricity, water, and drainage, along with uPVC double glazing. It features gas central heating, complemented by solar panels that assist with the hot water supply, and there is fibre broadband.

### DIRECTIONS:

Travelling south on the M90, exit at Junction 7. Turn left into Milnathort, then take the first exit at the mini roundabout onto Wester Loan. Continue for approximately 150 metres, then bear left onto Manse Road. Take the next left onto Curlers Crescent.

Travelling north, exit the M90 at Junction 6 and head into Kinross. At the junction with High Street, turn left and continue through to Milnathort. At the mini roundabout, take the second exit, then follow the same directions as above.

Milnathort, Kinross, KY13 9YW

Offers Over £399,000



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