



Galbraith

MILTON HOUSE

54 MAIN STREET, MILTON OF BALGONIE, GLENROTHES, FIFE



MILTON HOUSE, 54 MAIN STREET, MILTON OF BALGONIE, GLENROTHES, FIFE

Renovated Georgian house set in a walled garden with a substantial orangery extension

Edinburgh 35 miles ■ Glenrothes 3 miles ■ Cupar 14 miles

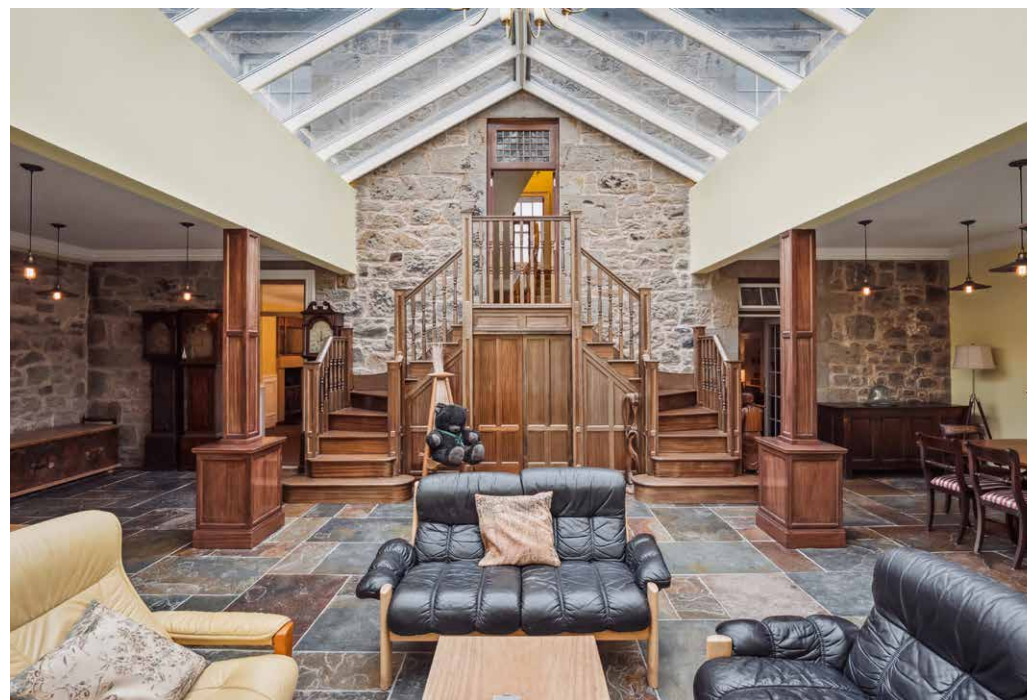
- 2 reception rooms connecting to central orangery. 4 bedrooms. 3 bathrooms.
- Renovated to a high standard with energy saving features.
- Walled garden with outbuildings.
- Two integral garages with loft storage and potential for other uses.
- Parking available on street.
- Ideal for commuting (only 2 miles from Markinch Railway Station).

Offers Over £580,000

Galbraith

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 OnTheMarket





SITUATION

Milton House is set in the small village of Milton of Balgonie near Glenrothes. Local services and amenities are available in Markinch with a wider provision of services in nearby Glenrothes (3 miles). The bustling county market town of Cupar is about a 14 miles to the north-east, whilst the ancient and historic university town of St Andrews, known worldwide as the home of golf, is 18 miles from the property. Access south is also excellent, with Edinburgh only a 35-mile drive from the property. The area offers ready access to some particularly fine countryside and coastline, making it an ideal setting for the outdoor enthusiast. As well as being home to an array of wildlife, the area offers great scope for a host of recreational pursuits including walking, cycling, riding, sailing and, of course, golf with many highly rated courses in the area, including the course at nearby Balbirnie. Other nearby courses include Ladybank, Elie, Lundin Links, Crail and also the many fine courses in and around St Andrews where The Old Course is a regular venue for the British Open.

State schooling is available locally with private schooling being provided at St Leonards in St Andrews, the High School of Dundee and several highly regarded schools in the Perth area. There are railway stations in Markinch, Leven, Cupar and Kirkcaldy with Edinburgh Airport about a forty-five-minute drive from the property.

DESCRIPTION

Milton House comprises a renovated B listed, Georgian house offering beautifully renovated and extended accommodation over three levels extending to about 280 sqm. The house has been modernised to a very high standard but many of the original features have been retained including

the impressive staircase. Most of the ground and first floor benefits from under floor heating with high quality Porcelanosa "Fire and Earth" tiling in the orangery which has a feature well. The original reception rooms have Boen engineered oak flooring, whilst the hall has a tiled floor. Energy saving features include recently installed PV panels and double-glazed windows.

A key feature of the property is the substantial orangery which was built in 2012 onto the south side of the house with a pitched glass roof providing a vast amount of illumination and central connecting space for the house with doors off to the main reception rooms and kitchen as well as four sets of glazed doors leading out to the garden terrace. Split stairs lead up to a small galleried landing overlooking the orangery which has feature doors connecting to the main staircase. The kitchen can be approached from the orangery, or by a corridor off the side entrance and it has a vaulted ceiling with exposed beams and 14 Velux windows and it is a spacious room with glazed doors leading out to the terrace. The kitchen benefits from "Symphony" units with a central island, Corian worktop and an inset Bora hob with extractor system.

Situated either side of the central hall are a drawing room with a log burning stove set into an impressive fireplace (with mirror above) as well as a formal dining room with a stove and mirror above. A corridor leads off to a side entrance with a shower room off.

The first floor offers a further reception room (approached by double doors) with an open fireplace with sandstone mantel and mirror above as well as two bedrooms and a family bathroom. The second floor offers attic accommodation comprising two further bedrooms and a bathroom.



ACCOMMODATION

Ground Floor: Hall, sitting room, dining room, kitchen, utility room, shower room, large orangery.
1st Floor: Upstairs drawing room, 2 bedrooms, shower room. 2nd Floor: 2 bedrooms, bathroom.

GARDEN

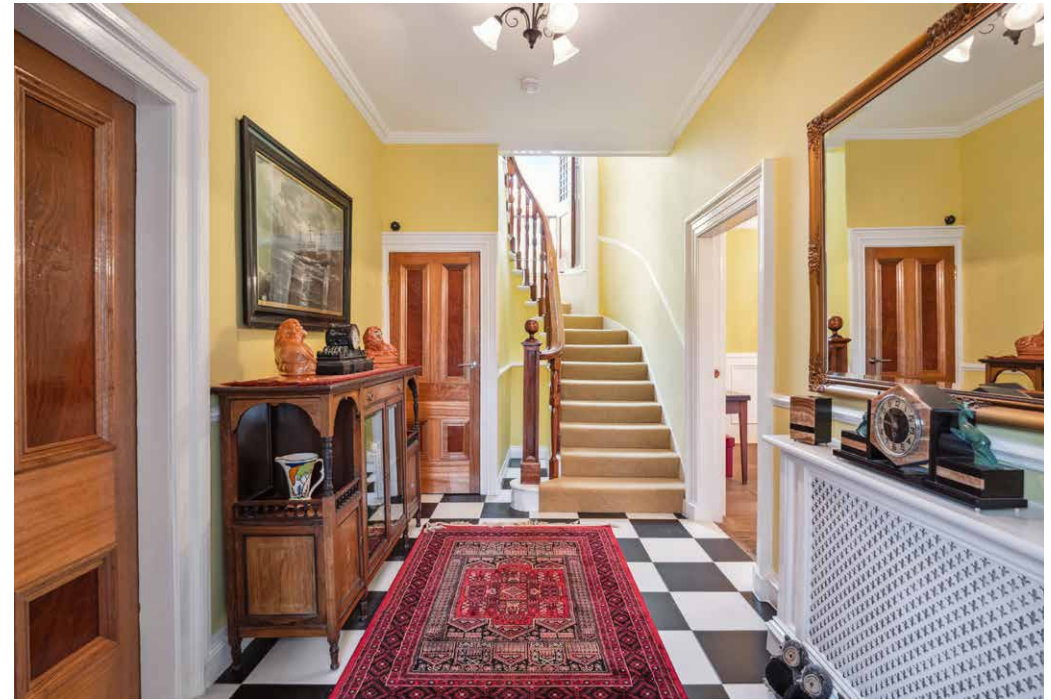
The house can be approached from by a foot gate from Main Street, leading to a small courtyard with a log store and the main entrance of the house. The house can also be approached by a side lane to the west side of the house, which leads up to a side entrance and garage buildings. The main garden lies to the south and east of the house and is largely laid to lawn and enclosed by stone walls. A terrace leads into the orangery. There is a greenhouse and a garden store built onto the garden walls as well as two integral garages (with a loft above) which has potential for other uses.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band F	B	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>





DIRECTIONS

From the A92 continue to the Preston Roundabout near Glenrothes and then take the A911 in an easterly direction signposted for Leven, Buckhaven and Methil. Continue on the A911 for about 3 miles and then turn right at the signpost for Milton of Balgonie and continue into the village. Milton House is on the right-hand side before the far end of the village and is number 54 on Main Street.

POST CODE

KY7 6PX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///royal.painter.patrolled

SOLICITORS

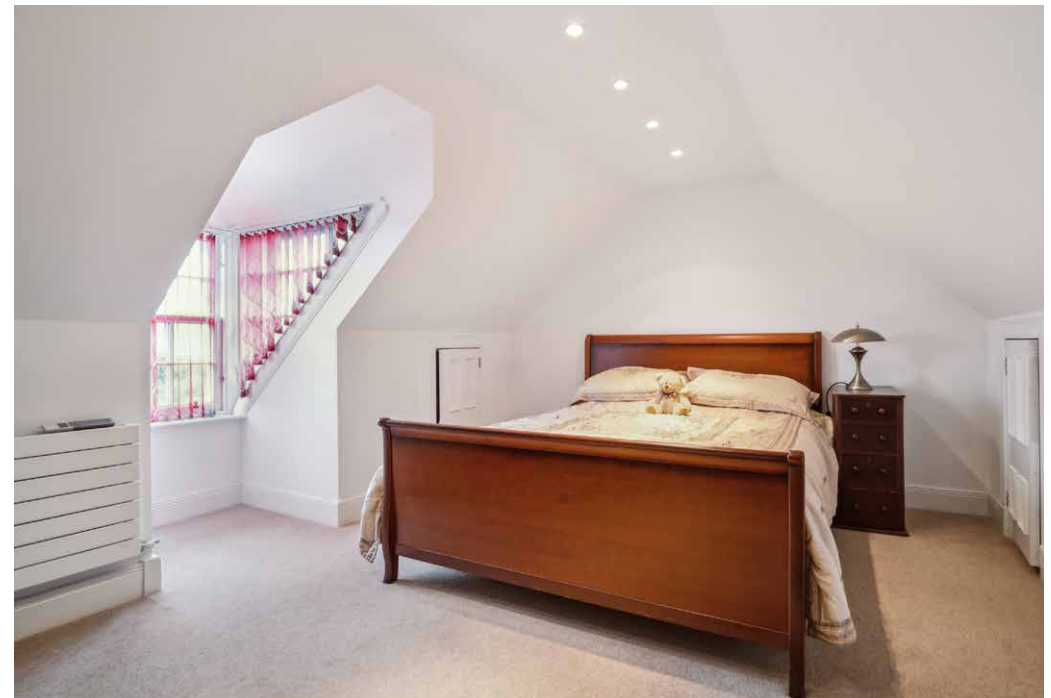
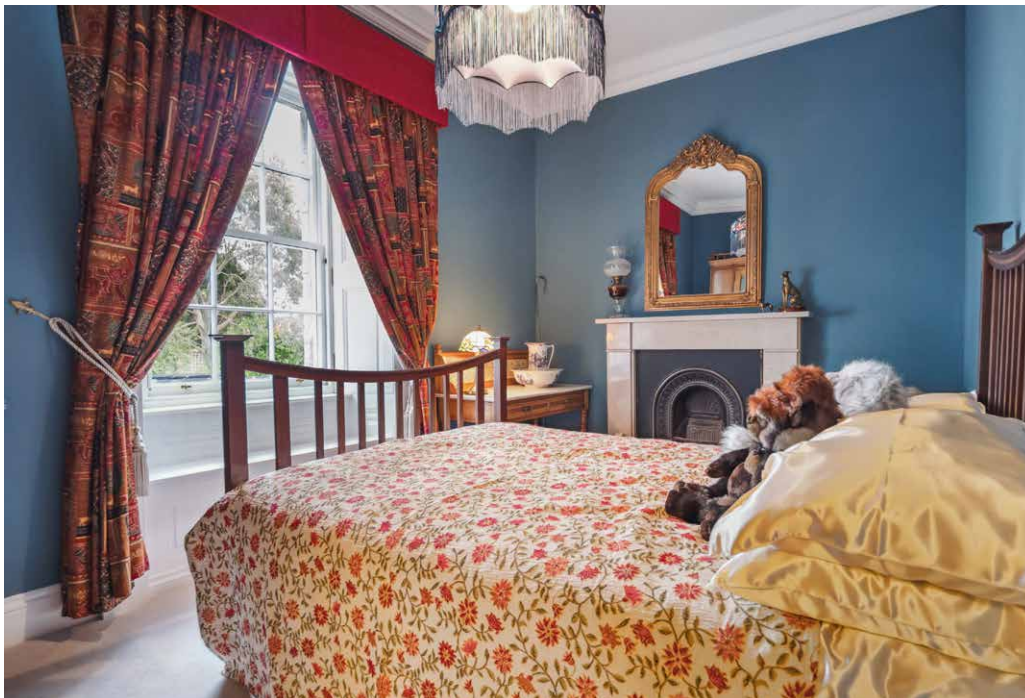
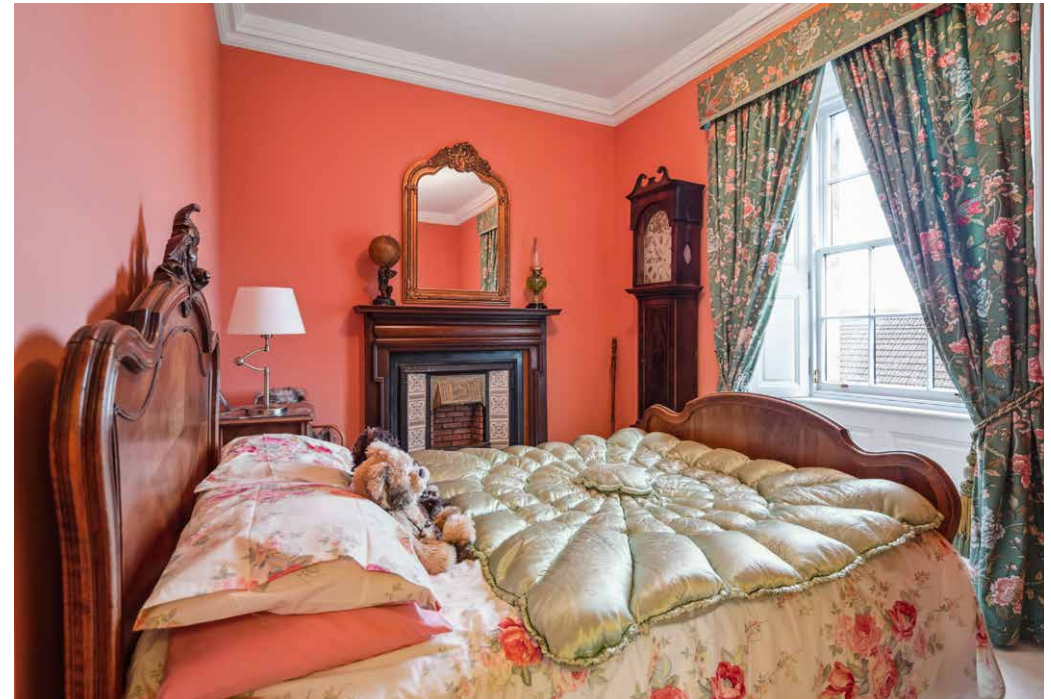
Malcolm, Jack & Mathieson.

FIXTURES AND FITTINGS

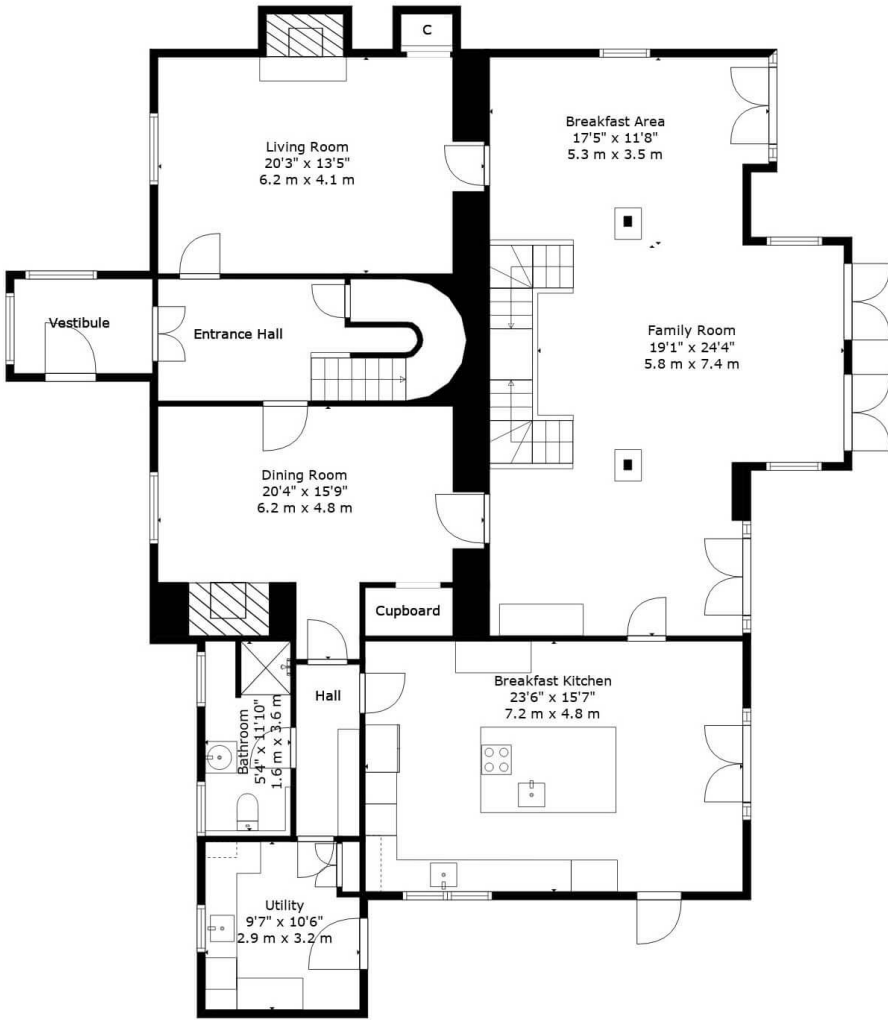
No items are included unless specifically mentioned in these particulars. The light fixtures, curtains, carpets and mirrors above all the fireplaces are included in the sale.

VIEWINGS

Strictly by appointment with the Selling Agents.



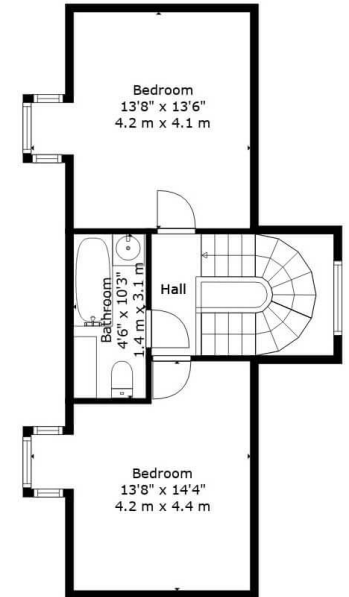




Floor 1



Floor 2



Floor 3

ACCESS

The side entrances to the house are accessed by Flax Mill Lane which is owned by the neighbouring estate. Maintenance is according to user.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

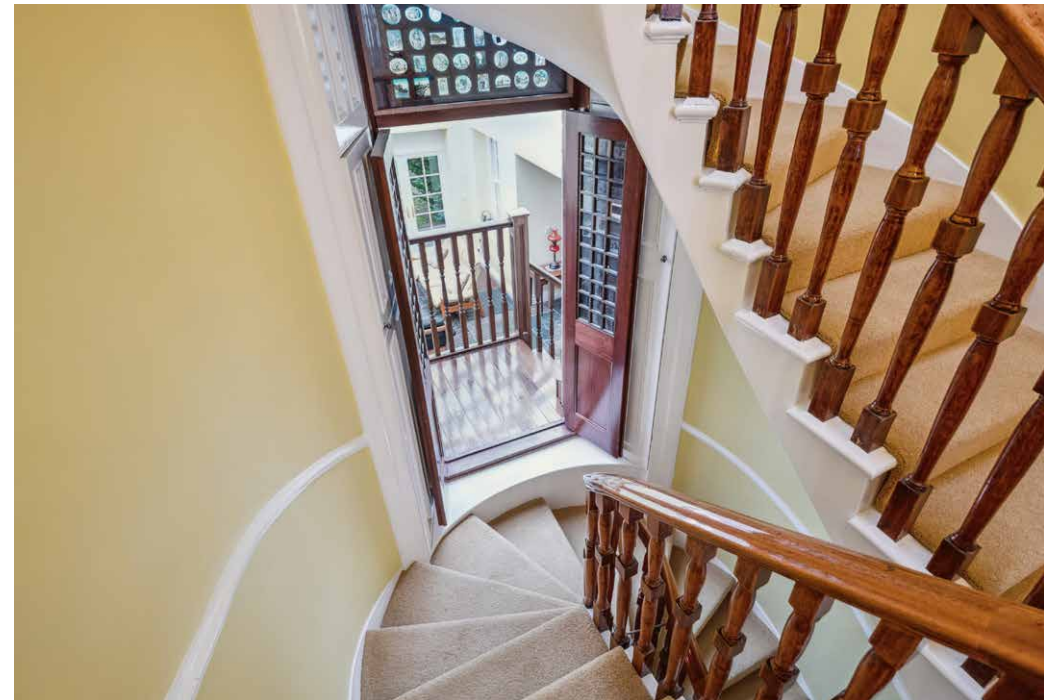
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be always exercised during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2024.





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