



# ATHRON HILL

Exceptional detached homes set within the peaceful rural setting of Athron Hill, a contemporary development thoughtfully designed to harmonise with its breathtaking natural surroundings overlooking Loch Leven.

# Description

## Harmonious modern design.

These exceptional five-bedroom detached homes are set within the peaceful rural setting of Athron Hill, a contemporary development thoughtfully designed to harmonise with its breathtaking natural surroundings. With purchasers of the first phases encompassing over twenty homes already in residence, progress has been substantial with the current release representing a further eight homes.

Situated in 150 acres of open countryside, Athron Hill comprises beautifully crafted modern homes, each created to blend seamlessly with the landscape while offering a luxurious standard of living. From its elevated position, the development enjoys sweeping views towards Loch Leven and the Cleish Hills, and is already a haven for Scottish wildlife, flora and fauna being a peaceful sanctuary that remains well connected for leisure and family life along with the wider area for work.

This spacious home has been designed with a focus on natural materials, high thermal performance and elegant contemporary style. The exterior features sustainably sourced, untreated European larch cladding paired with long-lasting pre-coated metal roofing, selected for exceptional durability and resistance to UV rays and corrosion. Arbo high-performance timber and aluminium-clad windows flood the interiors with natural light, while double-glazed units ensure outstanding insulation and reduced heat loss. Several first-floor bedrooms also enjoy Juliette balconies, enhancing the connection to the surrounding landscape.

Inside, the property centres around open-plan living and generous private outdoor space, offering the perfect environment to entertain, relax and recharge. The individually designed contemporary kitchen is available in a choice of colour palettes and includes synthetic stone worktops with matching upstands, a Quooker tap, under-cupboard lighting and a suite of integrated Samsung appliances which include a single oven, induction hob, dishwasher and fridge freezer. An additional utility room echoes the kitchen's design, also featuring synthetic stone worktops and space for a freestanding washing machine.



Bathrooms, en-suites and the cloakroom are appointed with refined Roca sanitaryware, concealed cisterns, VADO mixer taps and thermostatic showers. Porcelanosa tiling is offered in a range of design options, complementing chrome ladder-style radiators, while both the bathroom and en-suites include shaving points for added convenience.

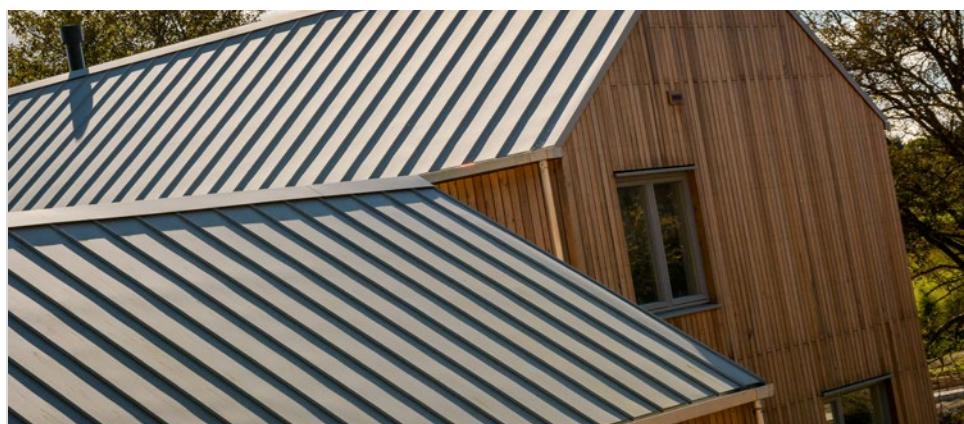
Modern living is further enhanced through thoughtful electrical and technological provision. External lighting is positioned at all doors, along with a rear external power point. Cat-6 cabling is installed in ceiling locations to support future Wi-Fi booster extenders, with data points provided in both the lounge and the cinema room. Wiring for a future home-cinema system is in place, and USB charging points are integrated throughout the kitchen and bedrooms, including on both sides of the principal bed position. The garage benefits from full power and lighting, an electric garage door, and ducting prepared for future car-charging cables.

Heating and comfort are assured by an energy-efficient gas-fired boiler system with radiators and Hive thermostats. The home's prefabricated closed-panel timber construction delivers a 'fabric first' approach to energy performance by using Scotframe's Val-U-Therm PLUS combined with Thermabeam preinsulated floor slabs, resulting in reduced heating demand throughout the year. High levels of insulation within roof spaces and external wall cavities ensure excellent thermal efficiency, while low-energy lighting is used throughout. Significant recycling of construction waste and the careful specification of sustainable materials further contribute to Atron Hill's environmentally conscious ethos.

Externally, each home includes a double garage and driveway, as well as Indian sandstone paths and patio areas. Front lawns are turfed, while rear gardens are graded and ready for homeowners to landscape to their own taste. Post-and-wire fencing defines plot boundaries, and an external garden tap adds everyday practicality. For purchasers seeking additional outdoor space, extended garden land and/or paddocks may be available by separate negotiation.

In the main, images are CGI and for indicative purposes only. Floorplans are also indicative and may be for a similar plot. Further information can be provided.





# Location

## Conveniently connected rural setting.

Atron Hill lies on the edge of Milnathort in Kinross-shire, a welcoming town that, together with nearby Kinross, offers an excellent range of shops, cafés, restaurants and local services such as a supermarket and the award-winning Loch Leven's Larder, a popular destination for dining, gifts and artisan produce.

The development is ideally located for commuters, with Edinburgh, Dundee and St Andrews all within easy reach, and Perth and Dunfermline even closer. Families are well served educationally, with Milnathort Primary School and Kinross High School offering excellent facilities, and bus connections to the popular Dollar Academy. Loch Leven Community Campus provides additional leisure and sports amenities.

Nature lovers will find Scotland's Core Path Network on the doorstep, linking surrounding villages while showcasing the area's rich wildlife and dramatic scenery. The renowned Loch Leven Nature Reserve offers over 21 kilometres of trails and an expansive landscape supporting a diverse array of birdlife throughout the year.

## Additional Information

**Directions:** EH23 4NS or What3words: ///runners.flexibly.petal

**Local Authority:** Perth & Kinross

**Services:** Mains water and electricity, private drainage via communal septic tank and central heating via an oil-fired boiler.

**Factor Charge:** Circa £50 per quarter + VAT

**Tenure:** Freehold





## Kitchen

Individually designed kitchen in a contemporary style in a range of colour choices by Windsor & Windsor ([www.windsorandwindsor.co.uk](http://www.windsorandwindsor.co.uk)). Individual kitchen plans for each home can be provided to both W&W and the buyer. These can then be amended / developed by the buyer in conjunction with W&W as required.

Included:

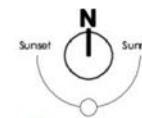
- + Synthetic stone worktops with matching upstand in a range of colour choices
- + 1 & 1/2 bowl stainless steel sink with drainer
- + Quooker tap
- + Under-cupboard lighting
- + Samsung single oven, Induction hob, integrated dishwasher and integrated fridge freezer
- + Extractor hood over hob

Should you wish to upgrade the kitchen in discussion with W&W this can be accommodated and invoiced separately.

## Exterior

- + Driveway and double garage
- + Indian sandstone paths and patio areas
- + Turfed lawns to front of property and graded garden areas ready to be landscaped by the homeowner
- + External garden tap
- + Post and wire fencing to delineate plot boundaries

The specification and layout of each plot may vary from those shown. Plot layouts are indicative for marketing purposes only.  
Please ask the sales advisor for current plot specific details prior to reservation.



# ATHRON HILL

0 10 20 30 40 50 60 70m



## Site Plan

Scale 1:1800 @ A3

**Site Plan**

## Strutt & Parker Edinburgh

23 Melville Street, Edinburgh, EH3 7PE  
0131 226 2500  
[edinburgh@struttandparker.com](mailto:edinburgh@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

## Strutt & Parker Perth

5 St John Street, Perth, PH1 5SP  
01732 503 266  
[perth@struttandparker.com](mailto:perth@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

Over 45 offices across England  
and Scotland, including Prime  
Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ('SPF') for mortgage broking services, and to Alexander James Interiors ('AJI'), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 2022-25. Particulars prepared December 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited