

**J & G  
WILSON**

Langskaill, Dryside Road, Glenlomond, Wester Balgedie, Kinross, KY13 9ND.

A luxury detached home enjoying loch views and 0.61 acre gardens. Offers over £475,000.



## Particulars of Sale

**Milnathort 4 miles, Kinross 5 miles, Perth 19 miles, Dunfermline 19 miles, Dundee 30 miles & Edinburgh 34 miles.**

**A lovely family home extending to 2,646 square feet (246 sq m) featuring loch views and 0.61 acre gardens.**

---

### **PARTICULARS OF SALE**

---

#### **DIRECTIONS**

From Kinross travel north along the Muirs towards Milnathort. Turn right at Kinross High School onto the A911. Follow the road and at the T junction turn right. The road leads to Wester Balgedie. Travel past Loch Leven`s Larder and straight ahead at Balgedie Toll. Turn left sign posted Glenlomond. Follow the road leading uphill for approximately 1 mile. At the fork in the road at the lodge house follow the road to the left and Langskail is the first property on the right hand side.

#### **SITUATION**

Langskail enjoys a lovely position within easy reach of Loch Leven`s Larder and Balgedie Toll. They offer excellent cafes, restaurants, bars and shopping facilities.

The local primary school catchment is Portmoak in nearby Kinnesswood. Kinnesswood offers a village shop and garage. The surrounding area is perfect for dog walking with excellent paths around Loch Leven, rural walks, bird watching, golfing at Bishopshire Golf Club and there is a gliding club at nearby Portmoak.

Kinross offers secondary schooling of excellent repute, supermarkets, shops for everyday requirements, Post Office, churches, local bus services, sports clubs and health care facilities. There are park and ride facilities beside Sainsbury supermarket with regular express bus services to Perth, Dunfermline and Edinburgh. The nearby M90 allows quick commuting links to Perth, Dundee, Dunfermline and Edinburgh.

The extensive amenities of Dunfermline, Perth and Dundee are easily accessible including excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural amenities as well as an airport.









## DESCRIPTION

An impressive detached family home set in lovely gardens extending to approximately 0.61 acres (0.24 Ha). The gardens are very private, mainly in grass with mature borders.

The design includes an impressive reception hall, a spacious lounge with an open fire and a conservatory leading off, a family room used as a playroom (possible 5<sup>th</sup> bedroom), a dining room open plan to an extensive fitted kitchen with appliances, a utility room, a double bedroom and a downstairs WC. On the upper level there is a spacious landing used as an open plan study, there is a large master bedroom with a newly fitted en-suite bathroom and a dressing room, 2 further bedrooms and a principal bathroom.

There is a gas (LPG) central heating system, double glazing and an alarm system. The property features a good range of in built storage space and natural wood finishes.

There is an integral double garage with a large attic above and an adjoining carport beyond. The attic above the garage provides scope to form additional accommodation. Outside there is a large driveway providing excellent parking.

The large grounds hold potential for further development and initial enquiries to the planning department were favourable which may be of interest to potential buyers.

---

## GENERAL INFORMATION

---

**VIEWING** Please telephone J & G Wilson on 01577 862302.

[contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service. If you would like an appointment to discuss your requirements please call Duncan Fergusson 01577 862302 / 07979 105615 or email

[d.fergusson@jgwilson.co.uk](mailto:d.fergusson@jgwilson.co.uk)

**COUNCIL TAX** The property is Band G.

**ENERGY RATING** The property is rated as E (49).

Particulars prepared March 2024.



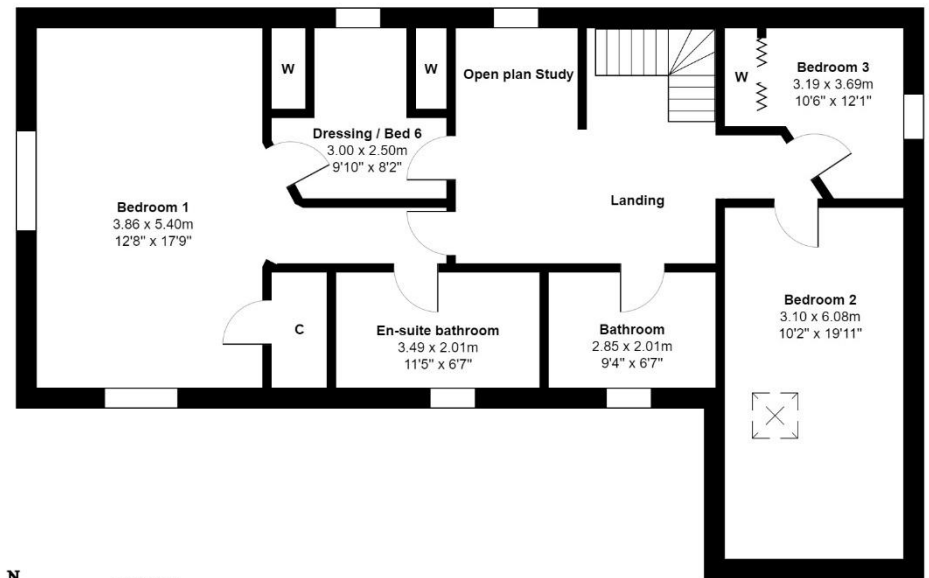
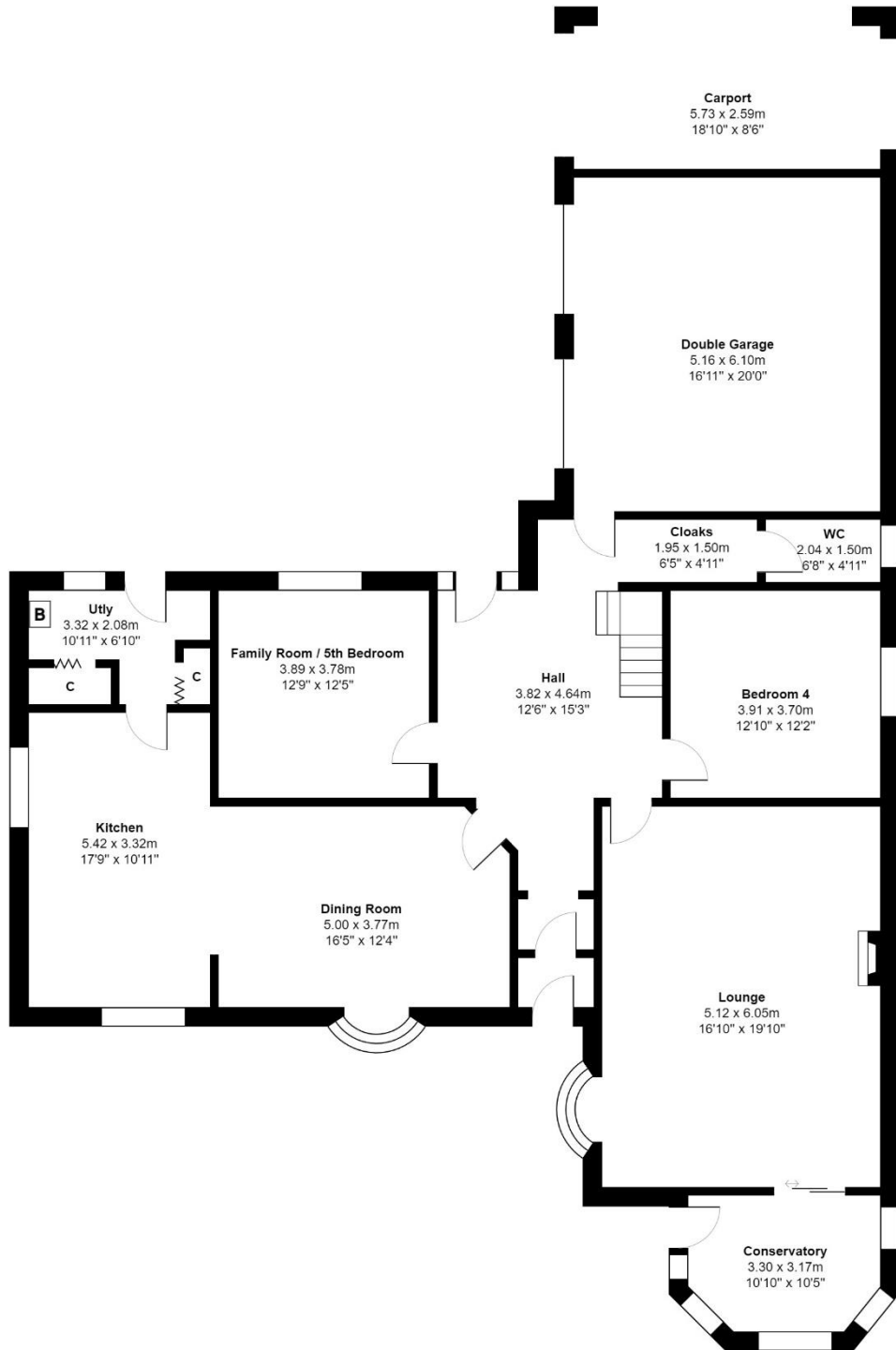












Langskail,  
Glenlond,  
KY13 9ND.  
(Not to scale).



### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

### Selling Agents

J & G Wilson  
18 High Street  
Kinross  
KY13 8AN

T: 01577 862302  
E: [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)  
[www.jgwilson.co.uk](http://www.jgwilson.co.uk)