

**J & G  
WILSON**

Glenside, Tillyrie, Milnathort, KY13 0RW.

An individually built 5 bedroom detached home with open views. Offers over £475,000.















**Milnathort 1.0 miles, Kinross 2.5 miles, M90 1.5 miles, Perth 16 miles, Dunfermline 16 miles & Edinburgh 29 miles.**

**A quality individually built detached 5 bedroom home with a double garage and stabling enjoying a semi-rural setting but still within easy reach of Milnathort's amenities.**

**Circa 0.90 acres (0.36 Ha).**

## Particulars of Sale

### DIRECTIONS

From Kinross travel north along the A922 to Milnathort. At the roundabout at the centre of the village go straight ahead onto North Street. Follow the road out of Milnathort past Orwell Church and over the motorway. Turn first left and follow the road. There is a white cottage on the right hand side this is Tillywhally Cottage. Turn right after the cottage sign posted Tillyrie. Follow the road uphill leading to Tillyrie. Glenside is set on the right hand side.

### SITUATION

Glenside enjoys a lovely semi rural setting with large grounds and open views. The property lies in the catchment area for Milnathort Primary School and the highly regarded Kinross High School. There are a good number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan, Craigclowan and St Leonards.

Milnathort has amenities including local shops, cafes, hotel with bar and restaurant facilities, specialist shops, 9 hole golf course and parks.

Kinross offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline. The Rail Network is accessible at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

The extensive amenities of Dunfermline and Perth are accessible via the nearby M90 motorway and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.





## DESCRIPTION

A lovely detached 5 bedroom home set within mature gardens and enjoying open views to the front and rear. The property is set within level gardens providing extensive parking, a lawned area, a sitting out area and a productive vegetable patch with poly tunnel to the side and soft fruit trees and plants. There is a further natural garden area which slopes down from the formal grounds and forms part of Tillyrie Glen. This area is left to nature and features a range of mature trees sloping down to a burn.

The outbuildings include a timber detached double garage with a large stable, tack room and store. There is a timber stable building featuring 2 large boxes and a tack room. The stable building has a soil pipe connection in case purchasers wish to fit a toilet. Both sets of buildings are on concrete foundations and have light, power and water.

The accommodation of Glenside overall extends to 1,947 square feet (181.0 sq m) and comprises a front porch, a reception hall, a WC, a lounge with a log burning stove, a dining room, a recently fitted breakfasting kitchen with patio doors, a utility room, a rear porch and a study / 5<sup>th</sup> bedroom. On the upper floor there are 4 further bedrooms, a master en-suite shower room and a principal family bathroom with a spa bath.

There is an electric heating system, recently fitted CR Smith Lorimer double glazing to the windows / patio doors and a good range of in built storage space.

Viewing is recommended to appreciate the rural setting, lovely views, and ease of access to commuter links and all amenities.

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## GENERAL INFORMATION

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**VIEWING** Please telephone J & G Wilson on 01577 862302. [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**SERVICES** The property has mains electricity and fibre broadband. There is a private water supply and drainage is via The Tillyrie Community Sewage Scheme which costs £70 per quarter.

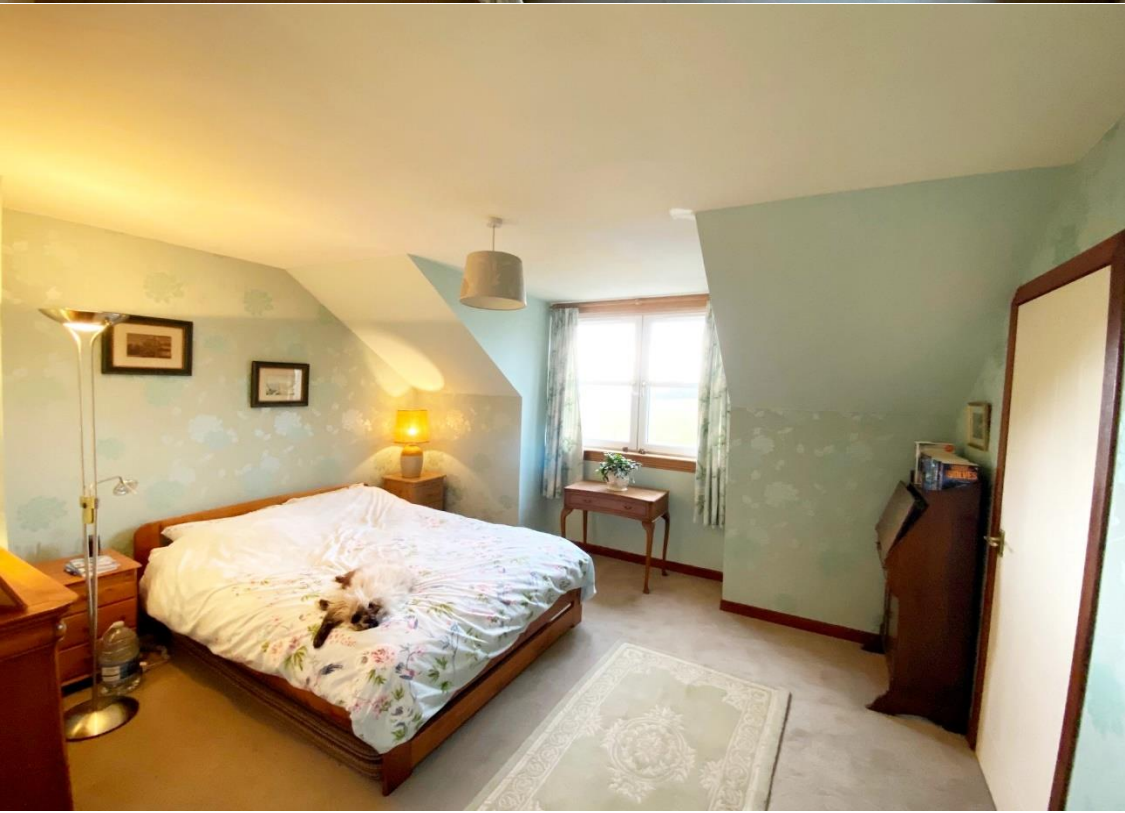
**ENERGY RATING** The property is rated as D (64).

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

Particulars prepared February 2025.











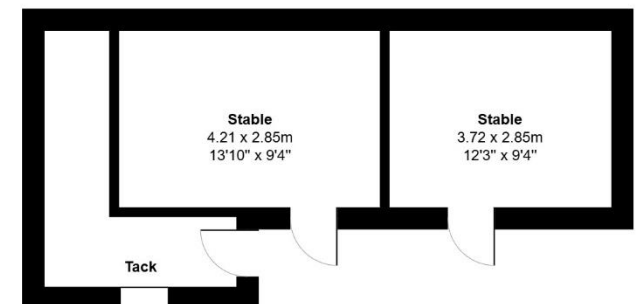
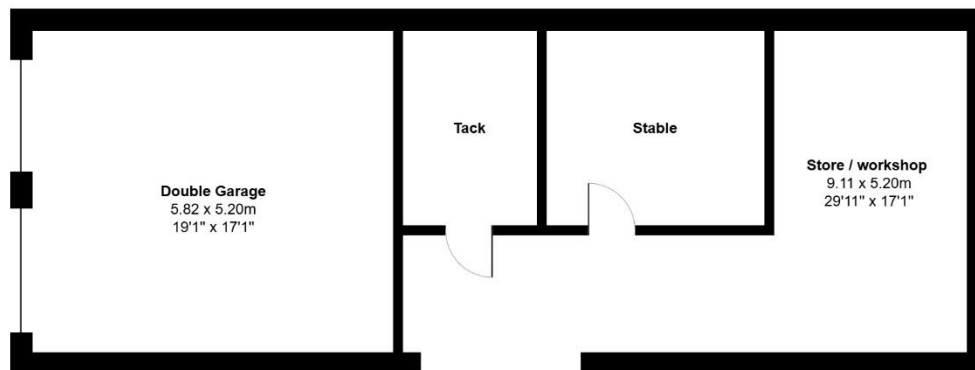
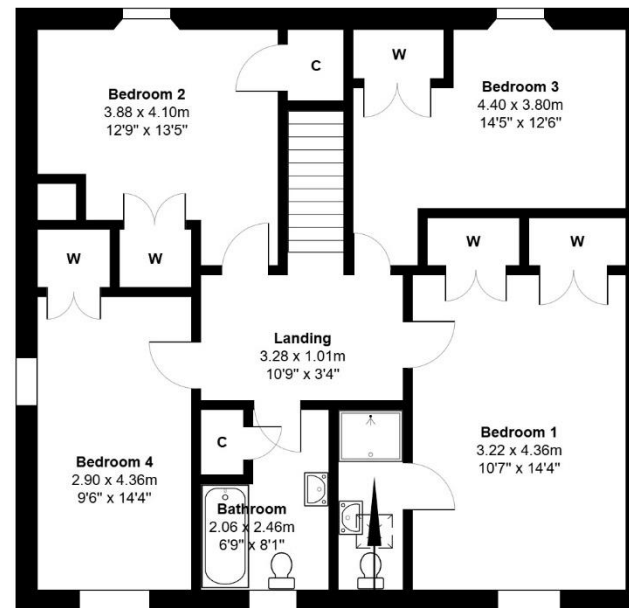
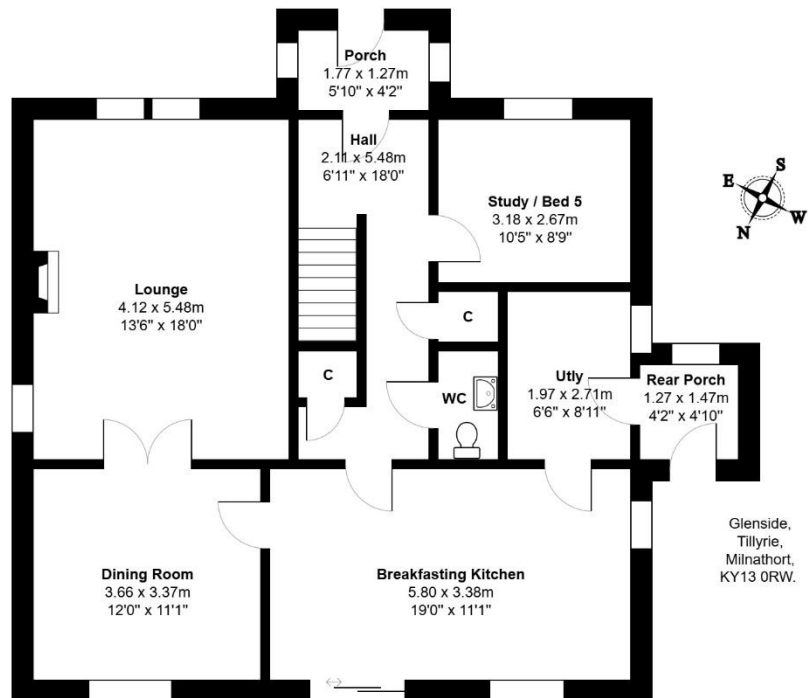




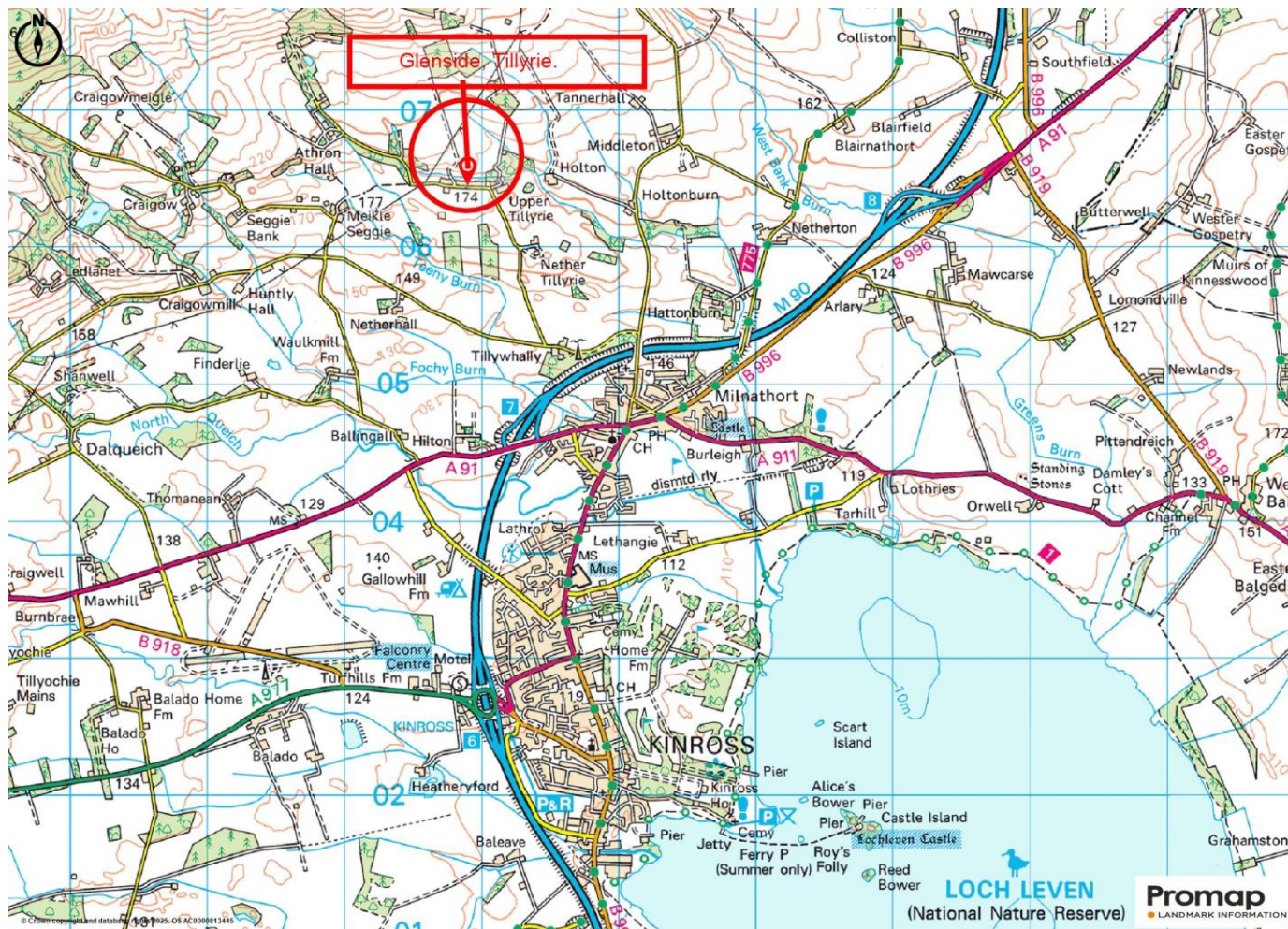












### PARTICULARS AND MISREPRESENTATION

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

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