

**J & G
WILSON**

Bennachie, Duncrievie, Glenfarg, PH2 9PD.

A luxury “Grand Design” home with fine views and mature gardens. Offers over £750,000.









Particulars of Sale

Kinross 7 miles, Perth 11 miles, St Andrews 28 miles, Dundee 30 miles & Edinburgh 35 miles.

A luxury detached home set in mature level gardens with fine open views.

PARTICULARS OF SALE

SITUATION

The property enjoys a lovely semi-rural setting but is within walking distance of Glenfarg. The village amenities include a local shop for everyday needs, a church and a large park with tennis courts and a children's play area. The renovated village hall serves as a centre for many clubs and activities. There is a village primary school and the secondary school catchment is Kinross High School.

DESCRIPTION

An individually built detached luxury home enjoying a lovely position and fine country views. The property is in excellent condition and is an ideal home for couples and families.

The design includes an outer hall, a reception hall, a stunning lounge / dining room, a fitted breakfasting kitchen open plan to a family room, a utility room, a WC, a study / 6th bedroom an upper floor landing, 5 bedrooms, 2 with en-suite shower rooms, a principal bathroom with a Jacuzzi bath and an integral double garage with twin electric doors. There is a oil central heating system, double glazing and a good range of in built storage space.

Outside the property has an extensive driveway and a front garden area in grass. The rear gardens are mainly in grass and the pod, shed and greenhouse are included in the sale.

GENERAL INFORMATION

VIEWING By appointment please telephone J & G Wilson on 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band G.

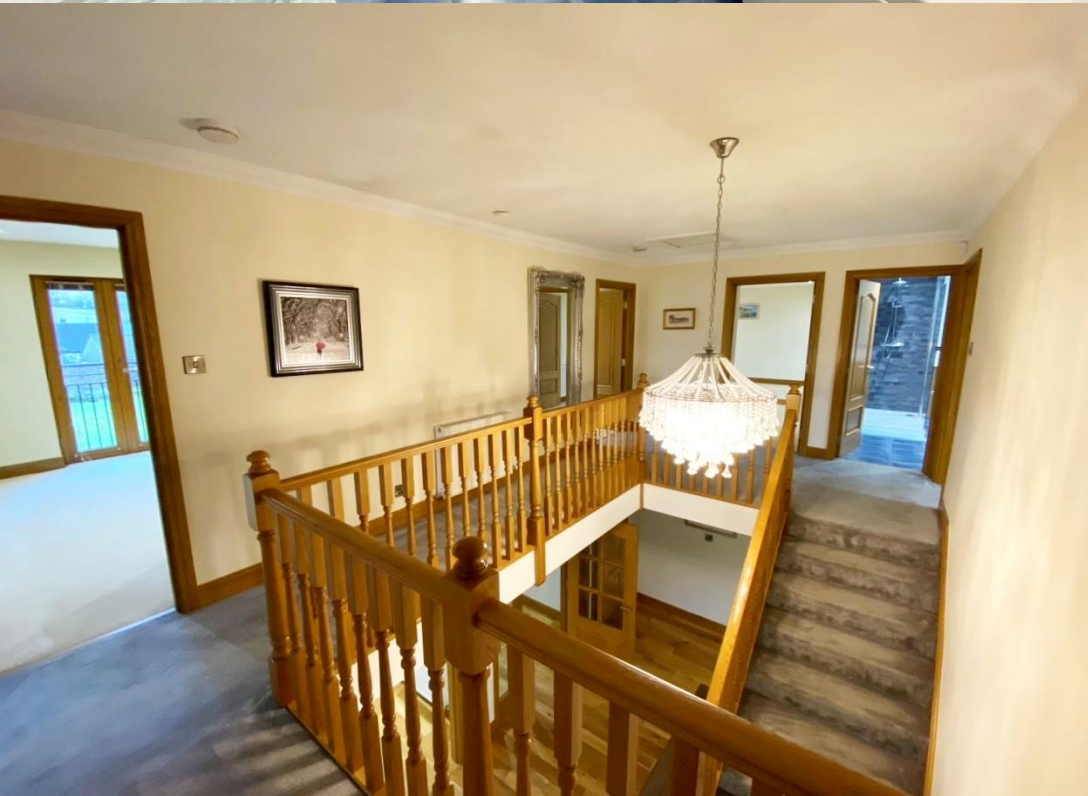
ENERGY RATING The property is rated as * (**).

Particulars prepared March 2025.



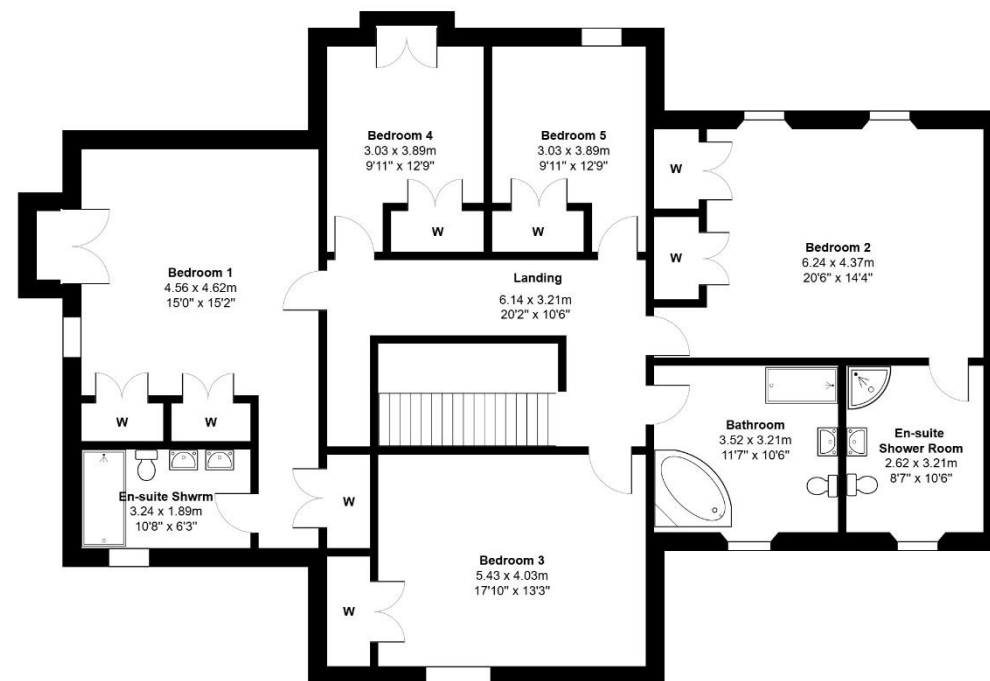
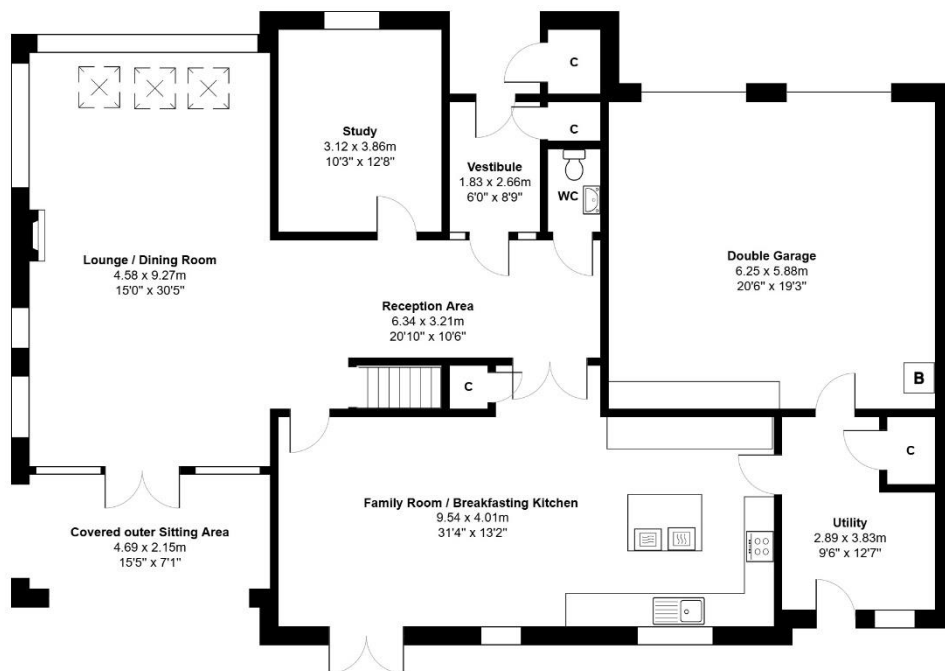


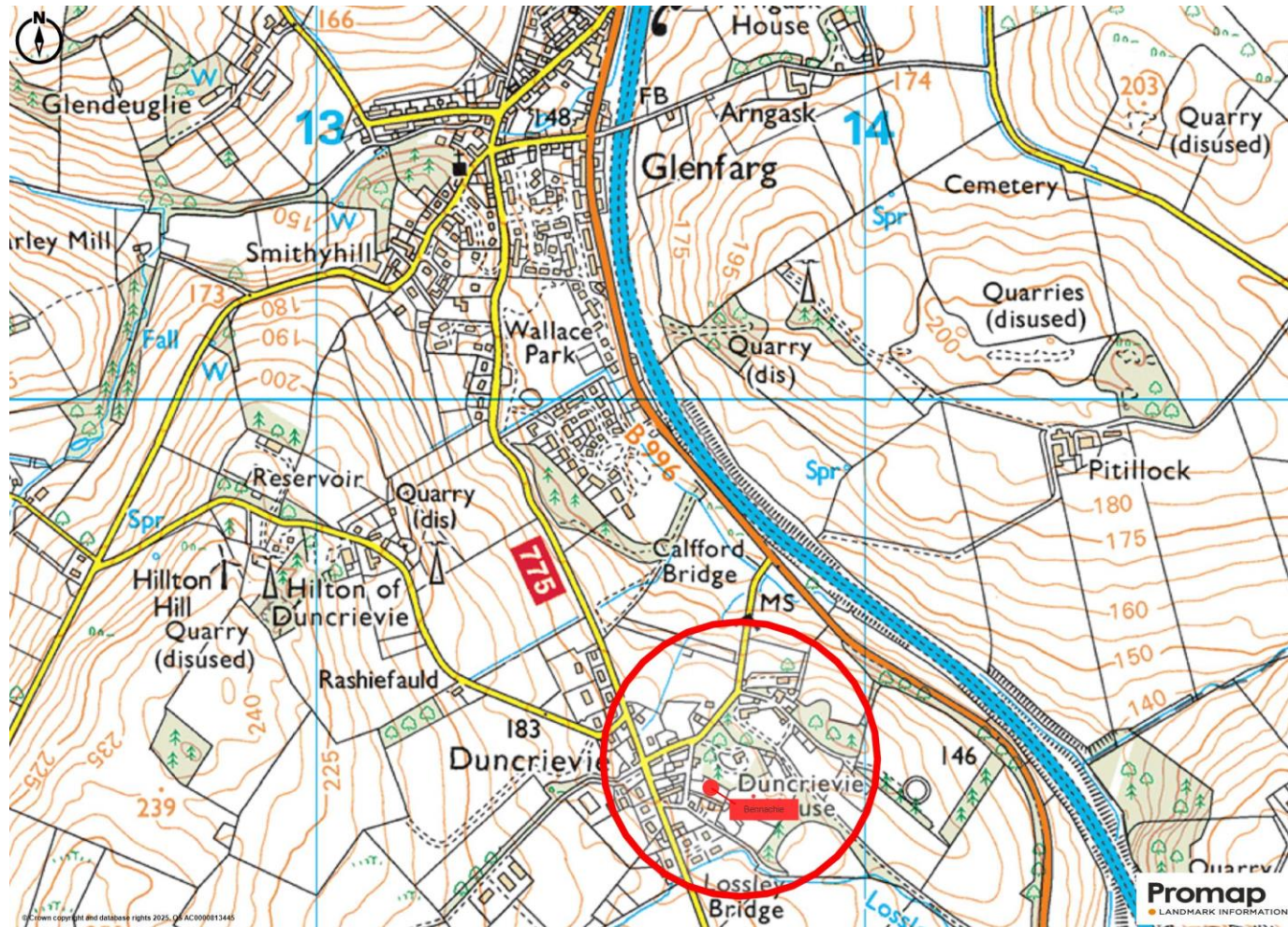












PARTICULARS AND MISREPRESENTATION

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

J & G Wilson
18 High Street
Kinross
KY13 8AN

T: 01577 862302
E: contact@jgwilson.co.uk
www.jgwilson.co.uk