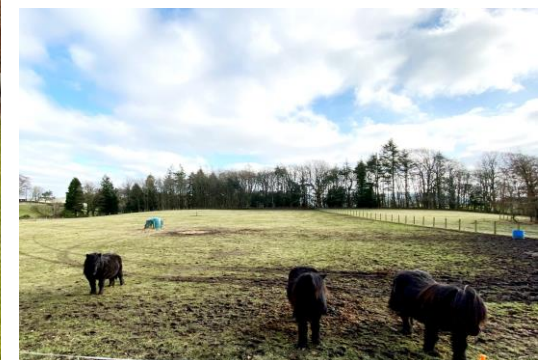


**J & G  
WILSON**

Bennachie, Duncrievie, Glenfarg, PH2 9PD.

A stunning home with a rural backdrop and open views. Offers over £695,000.

















## Particulars of Sale

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

**A luxury detached grand design style home set in mature level gardens with fine open views.**

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### PARTICULARS OF SALE

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#### 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 / 6<sup>th</sup> 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.

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### GENERAL INFORMATION

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**VIEWING** By appointment please telephone J & G Wilson on 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

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

**ENERGY RATING** The property is rated as C (70).

Particulars prepared June 2025.

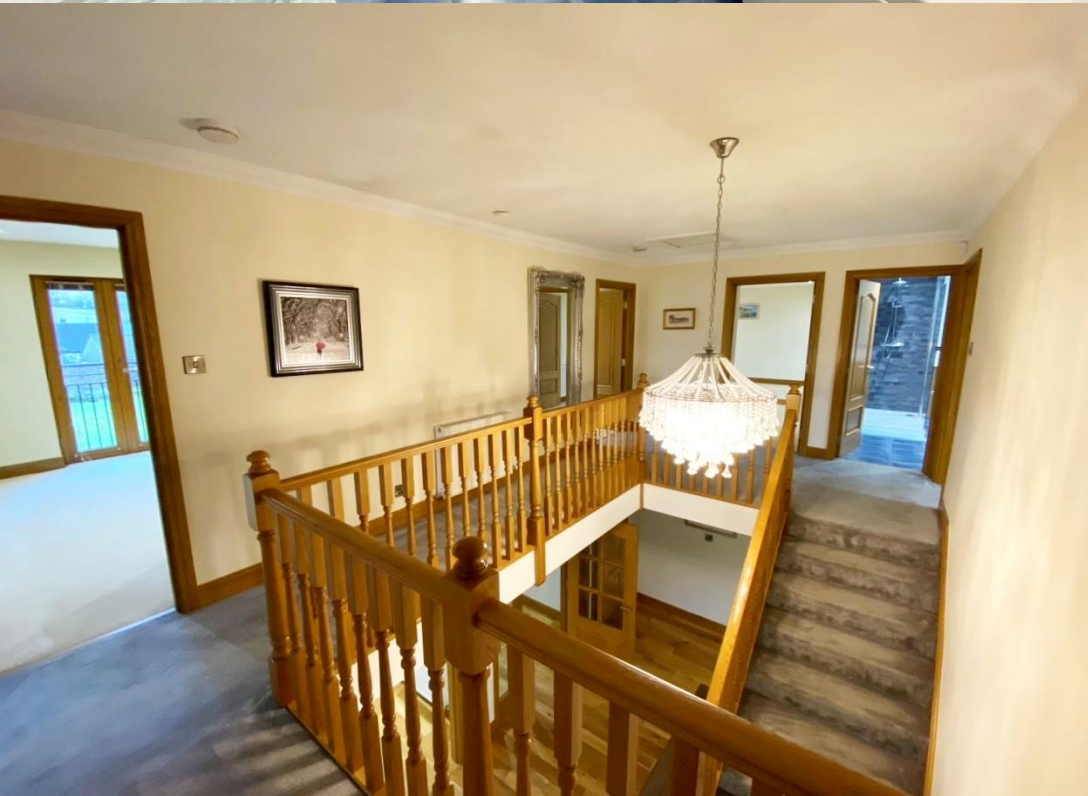












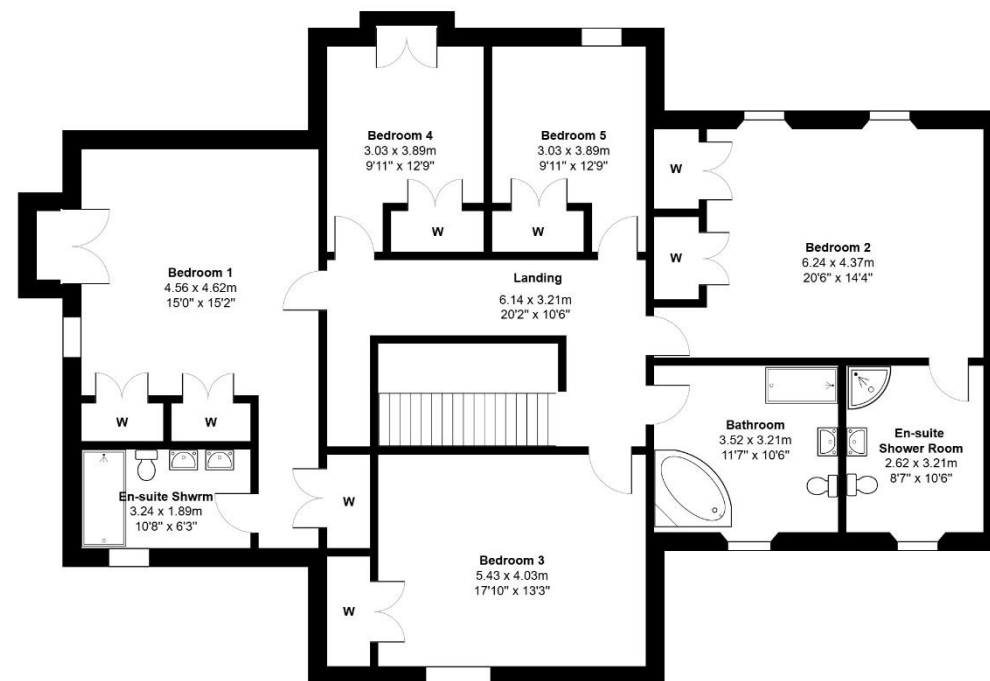
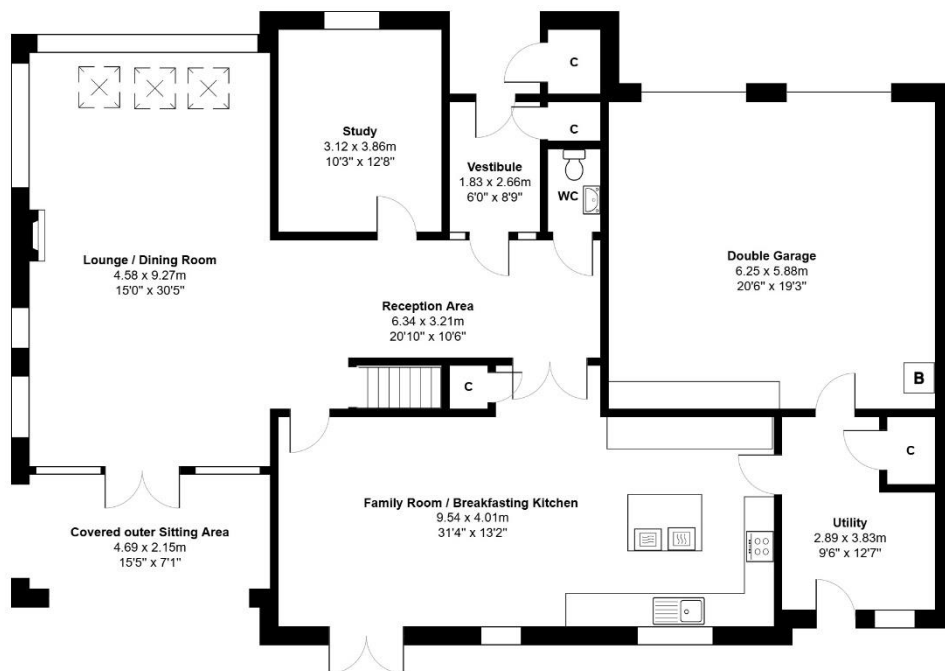




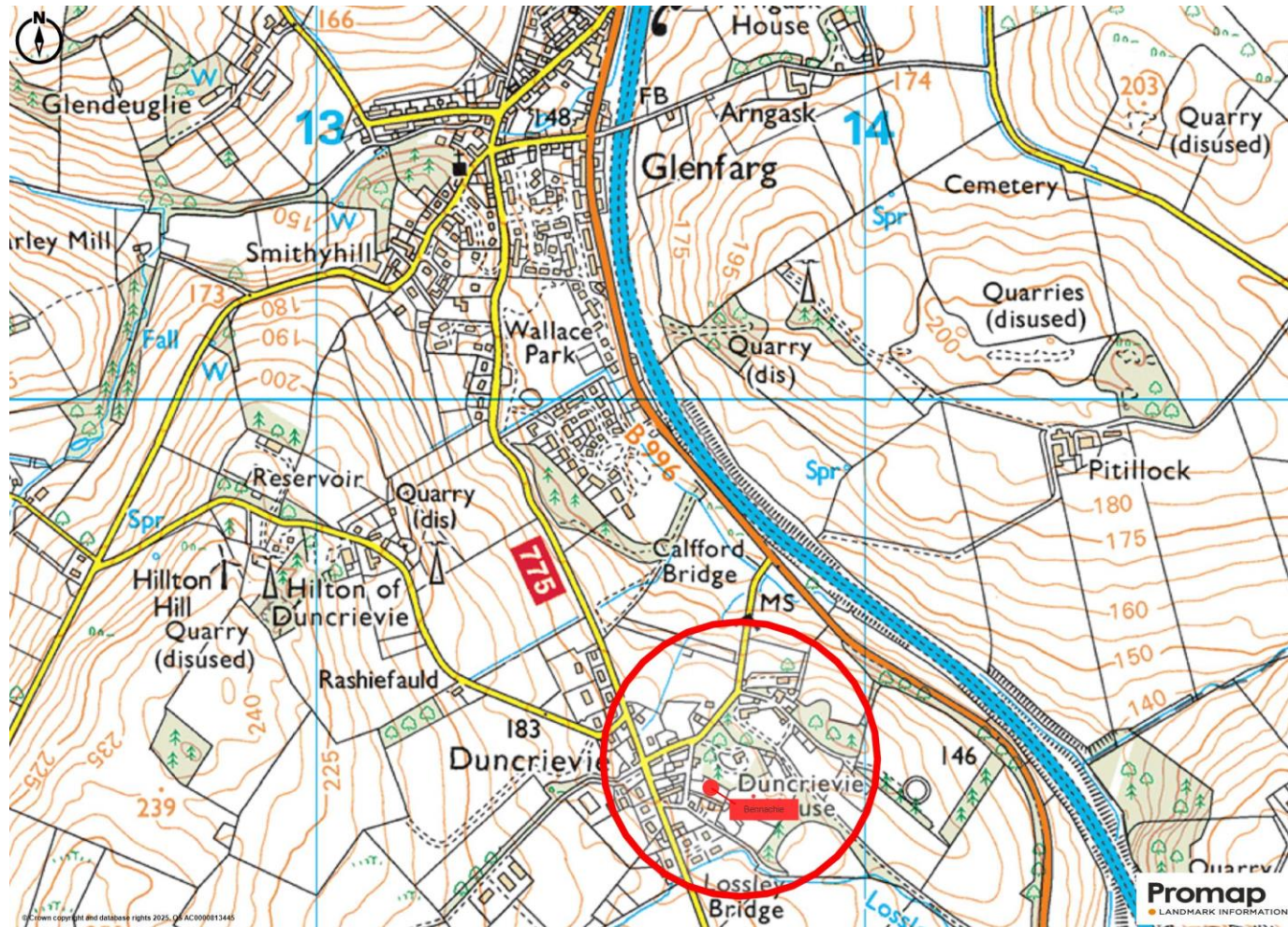












## PARTICULARS AND MISREPRESENTATION

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