

**J & G  
WILSON**

Bellview, Church Brae, Glenfarg, PH2 9NL.

A spacious family home in a prime position at the heart of the village. Offers over £385,000.

















## Particulars of Sale

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

**A luxury individually built detached home with a pleasing design, double garage and enclosed gardens.**

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### PARTICULARS OF SALE

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#### SITUATION

The property enjoys a lovely central position at the heart of Glenfarg facing out to the church. The village amenities include a local shop for everyday needs 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 open views. The property is in excellent condition and is an ideal home for couples and families.

The design includes an entrance vestibule, a reception hall, a spacious lounge with a multi fuel stove, a dining room area open plan to the large fitted kitchen, a family room / dining room with French doors out to the gardens, 4 bedrooms, a master en-suite shower room, a study / 5<sup>th</sup> bedroom, a principal family bathroom and a WC. There is a gas LPG central heating system, double glazing and a good range of in built storage space.

Outside the property has a large mono block driveway connecting to the two garages which have electric doors. The front gardens are enclosed and in grass. The rear gardens feature two patio areas, a lawned area and a further lawned area on a lower level.

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#### GENERAL INFORMATION

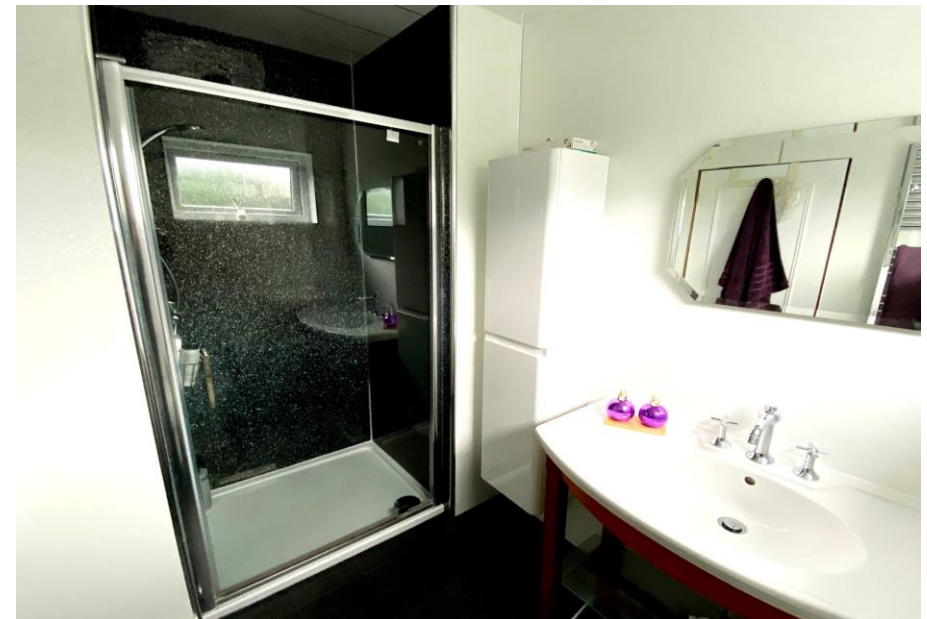
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**VIEWING** By appointment please telephone J & G Wilson on 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

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

**ENERGY RATING** The property is rated as C (73).

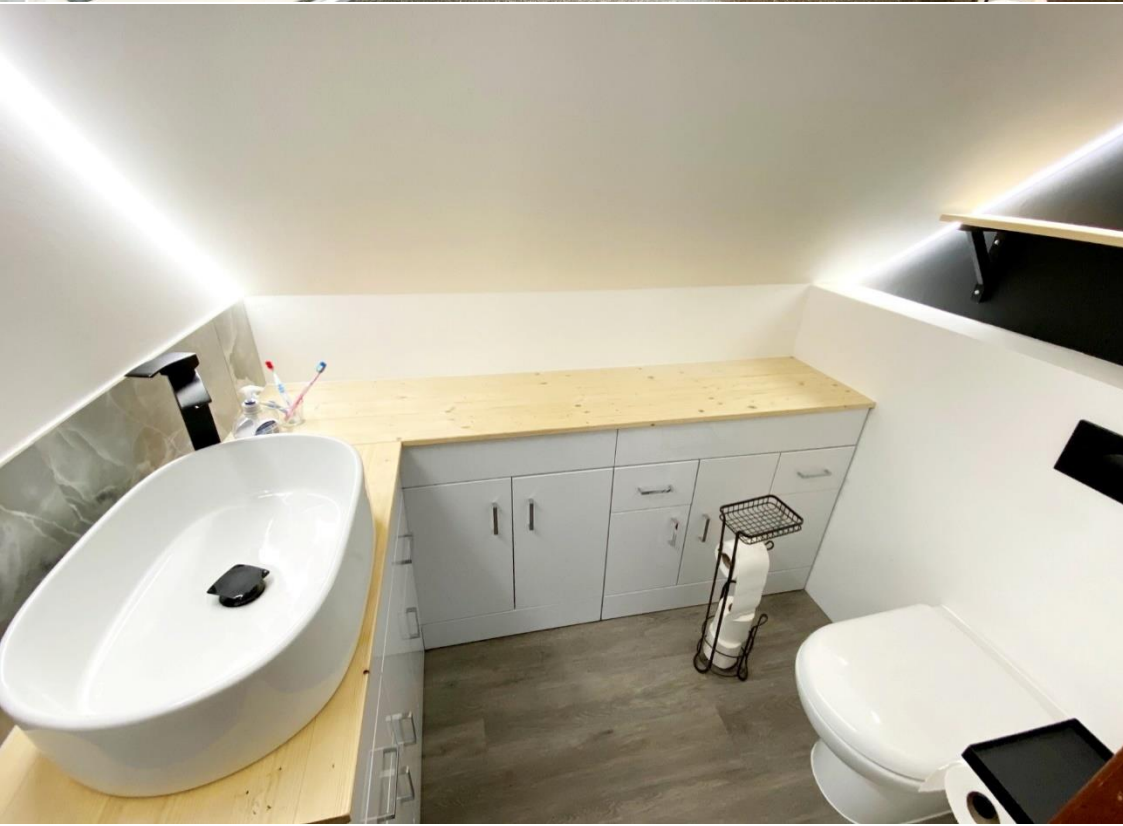
Particulars prepared March 2025.







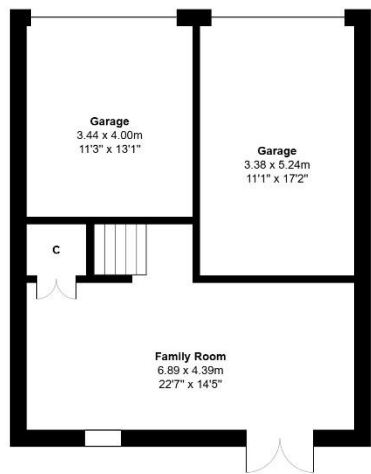








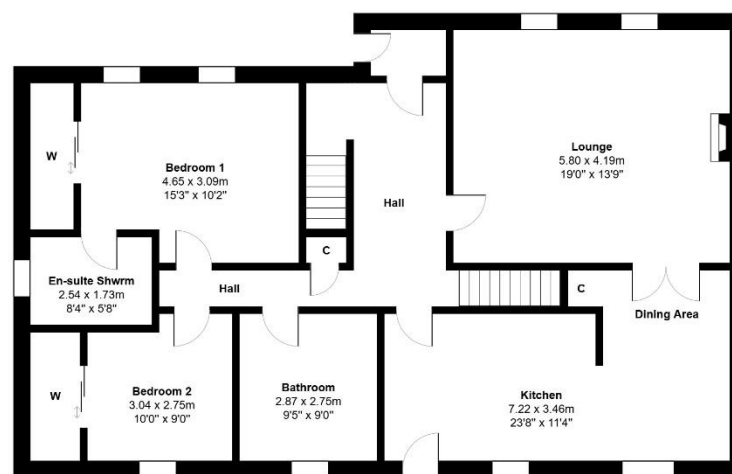




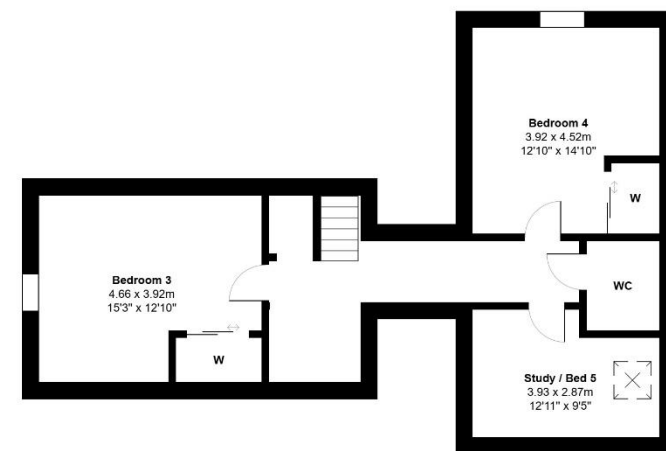
lower ground floor



Bellview,  
Church Brae,  
Glenfarg,  
PH2 9NL.  
(Not to scale).

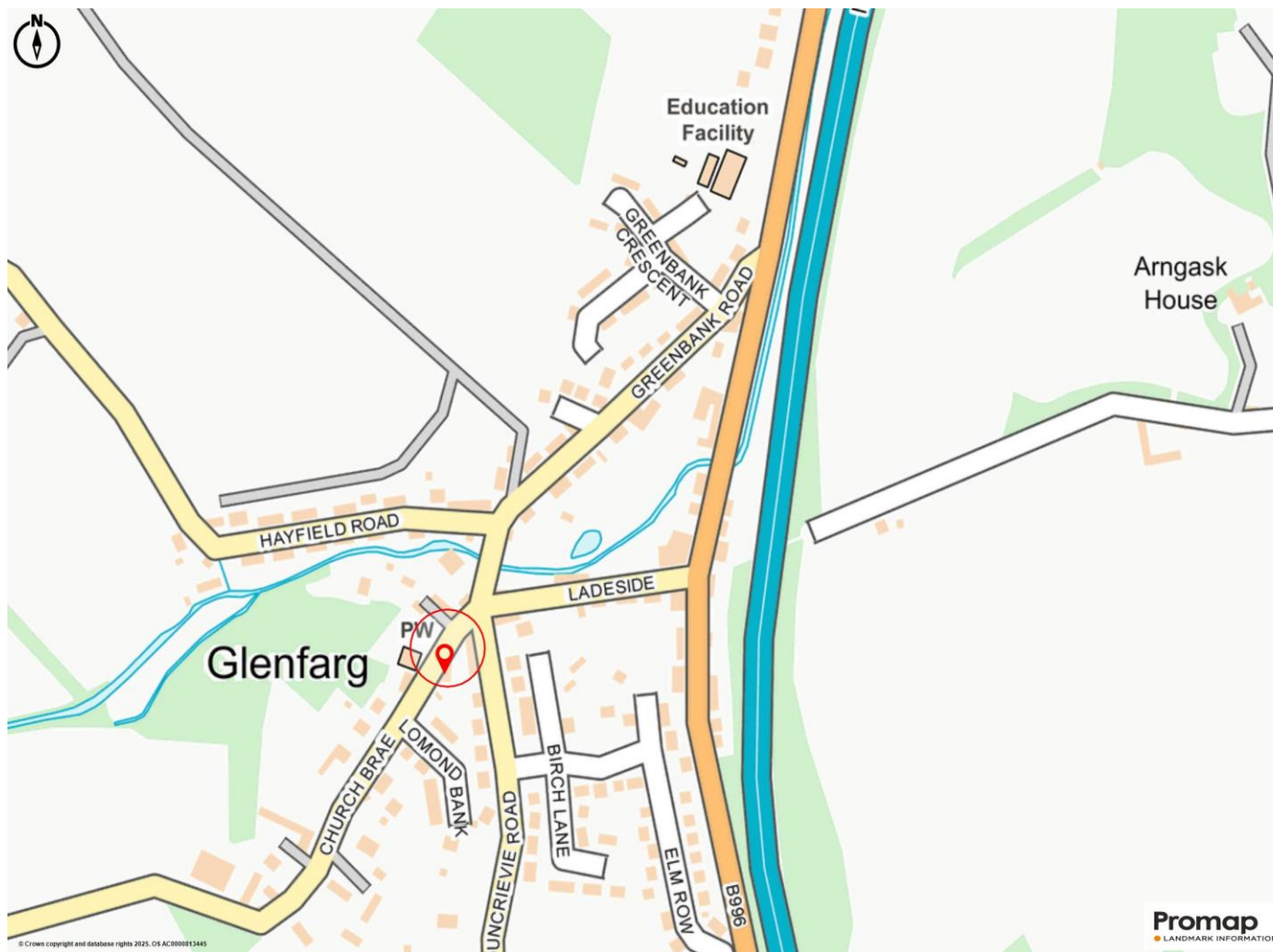


ground floor



upper floor





#### 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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