

**J & G  
WILSON**

3, Tethyknowe Steading, Blairingone, near Dollar, FK14 7ND.

A stunning country house with 3.68 acre grounds & panoramic views. Offers over £925,000.





## Particulars of Sale

**Saline 3 miles, Dollar / Dollar Academy 4 miles, Dunfermline 11 miles, Kinross 12 miles, Stirling 15 miles, Gleneagles Hotel 17 miles, Perth 27 miles, Edinburgh Airport 28 miles, Edinburgh City 31 miles, St Andrews 40 miles & Dundee 46 miles.**

**A stunning detached country home (2008) extending to 3,862 square feet (359.0 sqm) which enjoys a lovely position, 3.68 acres (1.49 Ha) and panoramic views of the surrounding countryside.**

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### PARTICULARS OF SALE

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#### DIRECTIONS

The three word location for the property is /// misted.trees.flexibly.

If using SAT / NAV the post code is FK14 7ND.

From the traffic lights on the south boundary of Blairingone follow the road sign posted Saline for approximately 1 mile. Turn left at Easter Muirhead sign posted Tethyknowe and follow the road past Cairnfold. Tethyknowe Steading is set on the left hand side. Follow the road leading into Tethyknowe and Number 3 is the last property on the left hand side.

#### SITUATION

The property enjoys a lovely rural position within easy reach of Dollar and Saline. The surrounding area is perfect for country walks, wildlife watching, equestrian pursuits, motor sports at Knockhill and golfing at nearby clubs.

Dollar Academy is only a short journey from the property and offers excellent private schooling. The primary school catchment for the property is Fossoway Primary School in nearby Crook of Devon and the high school catchment is Kinross High School in Kinross. There is a bus service for pupils.

Dollar has an excellent range of amenities including a small supermarket, Post Office, delicatessen, coffee shops, pharmacy, doctor's surgery, dental practice and sports clubs. There are regular local bus services and excellent commuter links.

The extensive amenities of Dunfermline and Stirling are within easy reach of the property and include supermarkets, edge of town retailers, banks, professional offices and train stations.

Edinburgh is only a short journey away by train or car and offers superb facilities including shopping, leisure and cultural amenities as well as its airport.















## DESCRIPTION

A luxury detached country house built in 2008 to the current owners' design. It is set in lovely grounds extending to approximately 3.68 acres (1.49 Ha) and enjoys impressive views of the surrounding fields and hills.

The charming country setting is perfect for family life but also offers easy access to Dollar Academy for schooling and fine commuter links to Edinburgh and Glasgow.

Internally the design comprises an entrance hall, a reception hall, a spacious lounge, a dining room, a sitting room / 5<sup>th</sup> bedroom, a cinema room / games room, a study, a family room open plan to an impressive fitted breakfasting kitchen / appliances, a utility room, a WC, a gym and four spacious bedrooms all en-suite. There is a good range of in built storage space, oil central heating, double glazing and a security & fire alarm system. The property has been finished and maintained to the highest of standards.

The grounds are mainly in grass with a pond and would be ideal for equestrian use. The formal gardens feature a large decked area with landscaped borders. The hot tub and garden room with furniture will be included in the sale. The driveway to the front of the double garage offers extensive parking. The double garage has twin electric doors, light and power. There are two large storage sheds to the rear of the garage.

The property is perfect for couples and families seeking a spacious country home with an excellent land holding for hobby or equestrian use. Viewing is strongly recommended.

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## GENERAL INFORMATION

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

**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service please call Duncan Fergusson 07979 105615 or [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 C (69).

**SERVICES** Mains electricity, mains water, private drainage and an EE internet connection.

Particulars prepared April 2025.



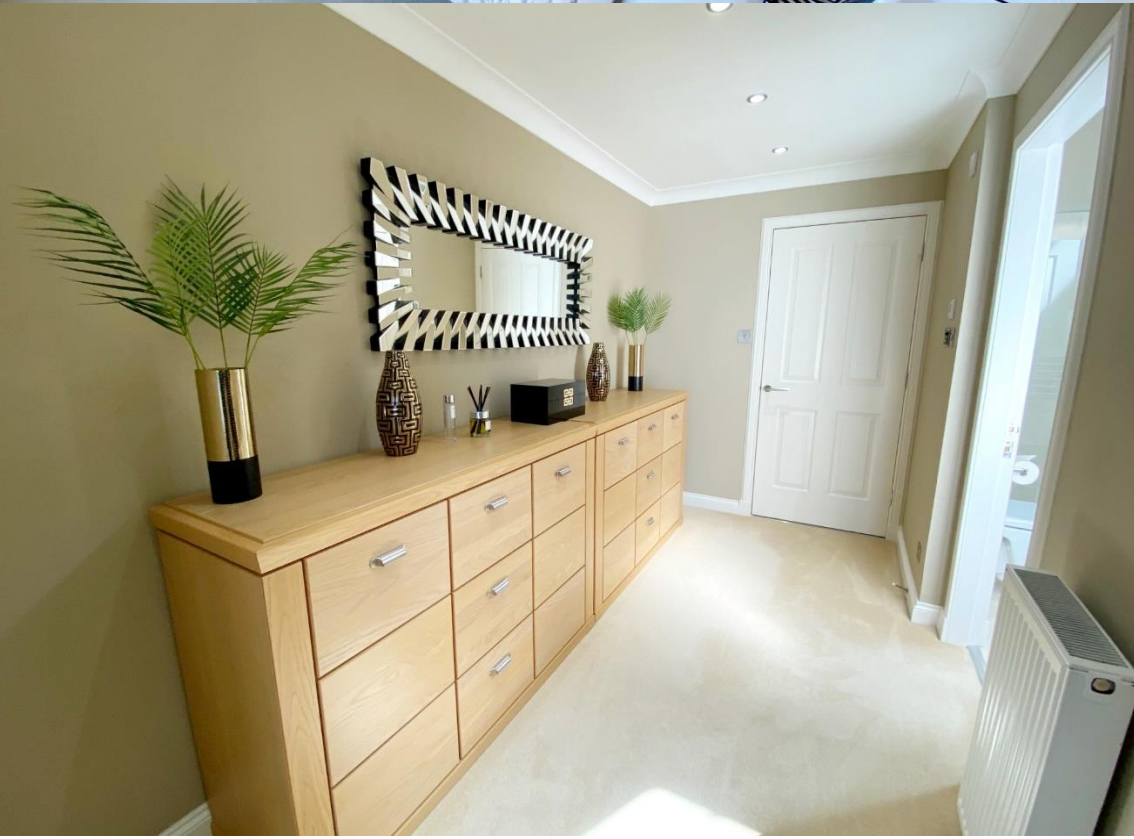
































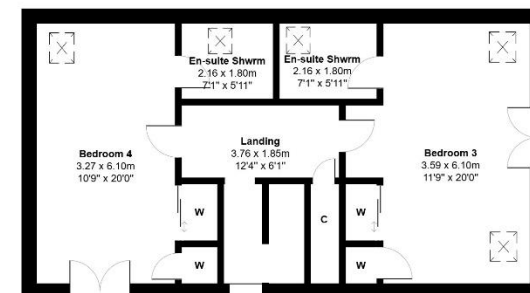
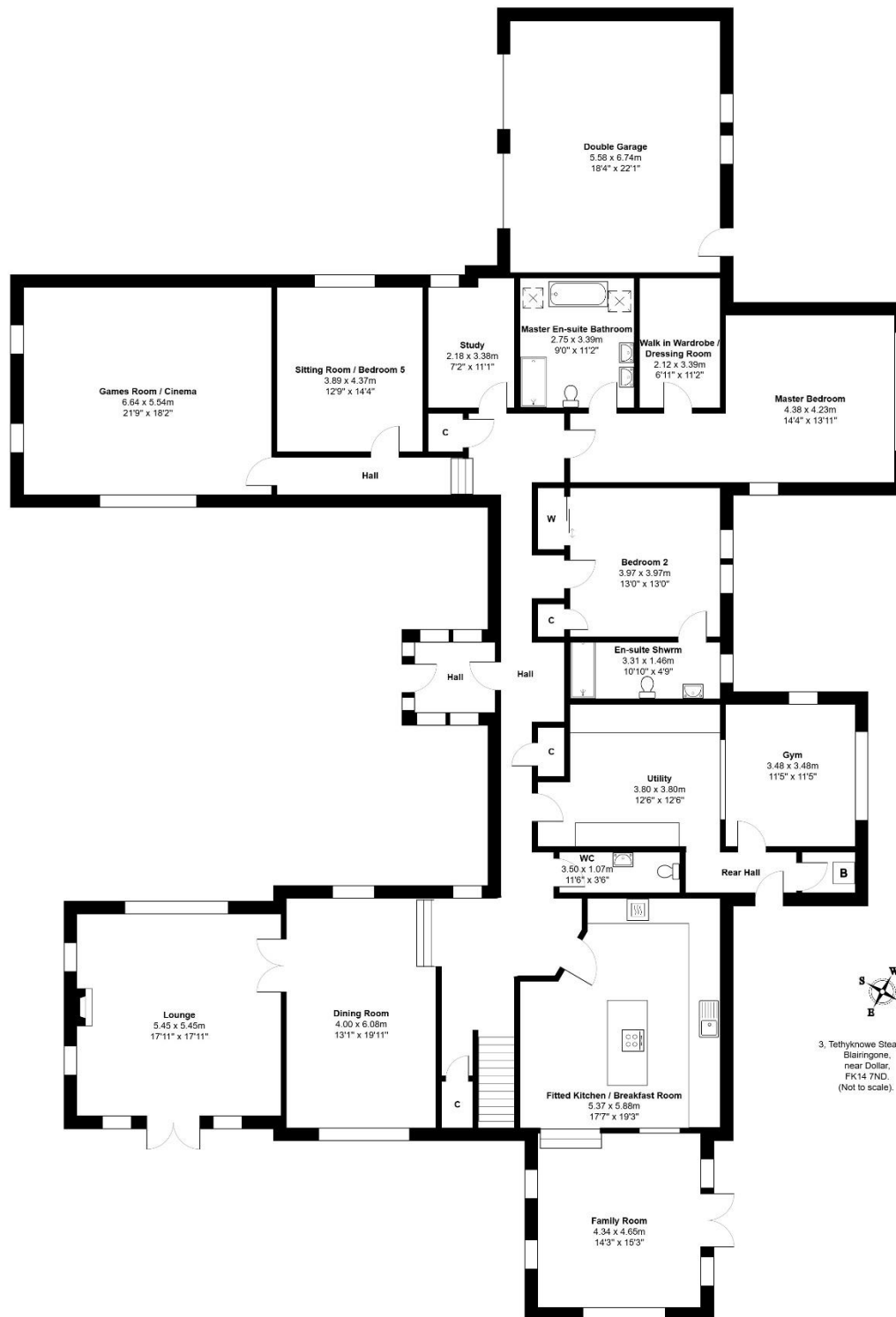
















Cairnknowe

122m

Ochil Lodge

115m

130m

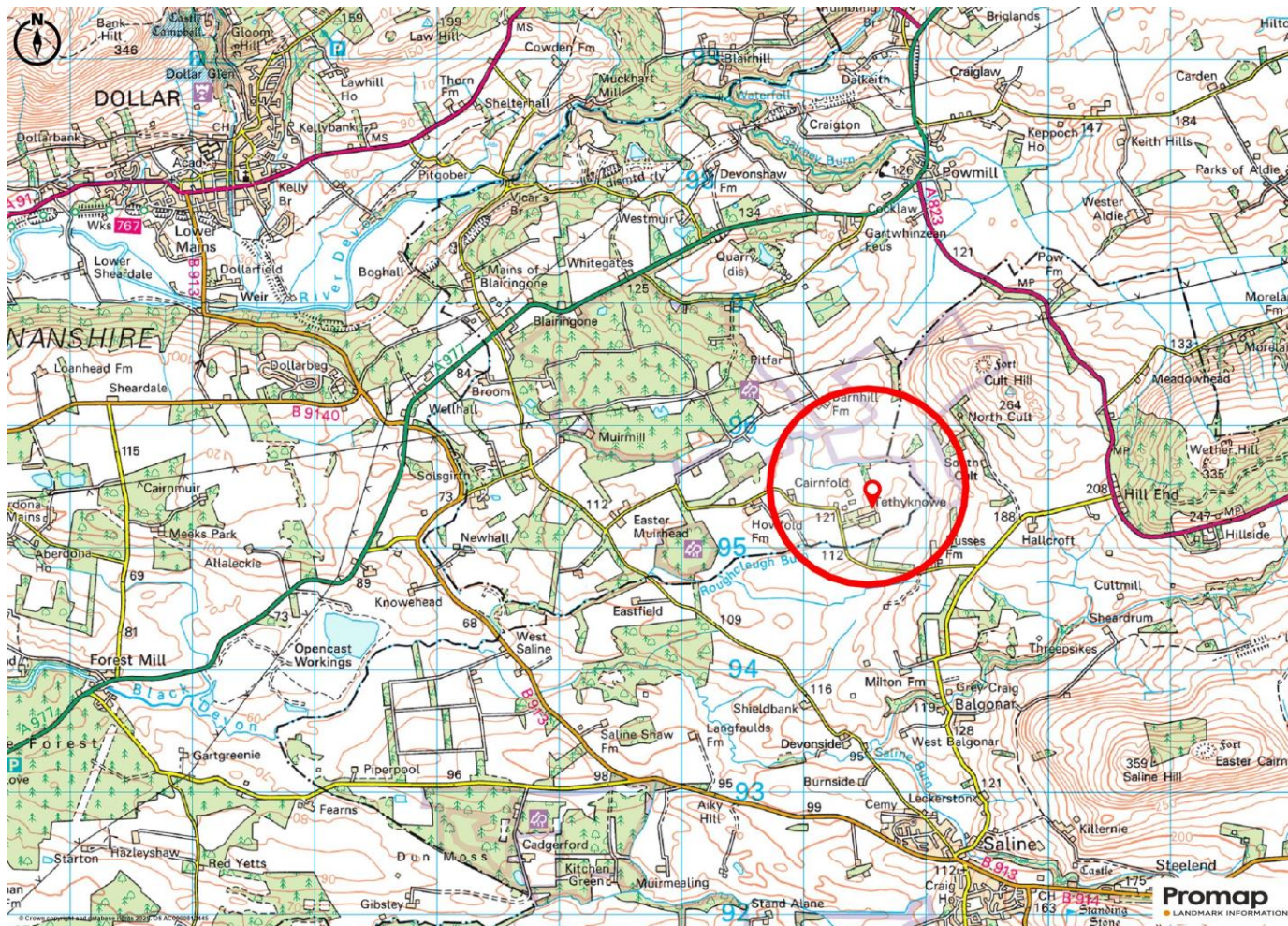
3, Tethyknowe Steadings,  
Blairingone,  
By Dollar.

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LANDMARK INFORMATION





## 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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