

**J & G  
WILSON**

**1, Ashwood Steadings, Mawcarse, Milnathort, Kinross, KY13 9SB.**

**A luxury 5 bedroom country home backing onto open fields. Offers over £675,000.**





## Particulars of Sale

**Milnathort 2 miles, Kinross 3 miles, Perth 17 miles, Dunfermline 21 miles, St Andrews 26 miles, Dundee 28 miles & Edinburgh 33 miles.**

**A luxury country home (1999) extending to \* square feet (\* sq m) and enjoying a secluded position with lovely rural views.**

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### PARTICULARS OF SALE

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#### DIRECTIONS

From Kinross travel north along the Muirs towards Milnathort. At the centre of Milnathort turn right at the roundabout onto New Road. Follow the road leading out of Milnathort for approximately 2 miles. Travel under the motorway bridge and turn left. Turn right sign posted Scotlandwell and follow the road. 1, Ashwood Steadings is set on the right hand side.

#### SITUATION

1, Ashwood Steadings enjoys a lovely rural position within easy reach of Milnathort and Kinross. The surrounding area is perfect for dog walking with excellent paths around Loch Leven, rural walks, bird watching, golfing at nearby clubs (Bishopshire, Milnathort & Kinross) and there is a gliding club at Portmoak.

Milnathort is the primary school catchment for the property and the village offers amenities including shops, pubs, small supermarket with Post Office, church, bowling club and parks.

Kinross offers secondary schooling of excellent repute and there are a good number of private schools within easy reach including Dollar Academy, Glenalmond and Strathallan.

Kinross's amenities include supermarkets, shops for everyday requirements, Post Office, churches, local bus services, sports clubs and health care facilities. There are park and ride facilities beside Sainsbury supermarket with regular express bus services to Perth, Dunfermline and Edinburgh. The nearby M90 allows quick commuting links to Perth, Dundee, Dunfermline and Edinburgh.

Edinburgh offers superb facilities including shopping, leisure and cultural amenities as well as an airport.

















1, Ashwood Steadings is a lovely country home built in 1999 by well regarded local builder Simon Wilson. The property is set within level gardens which are south and west facing to the rear and they back onto open countryside.

Internally the design comprises an entrance vestibule, a large reception hall, a large lounge with a log burner, a dining room, a study or 5<sup>th</sup> bedroom, a fitted breakfasting kitchen, a utility, a WC, 4 bedrooms, a master en-suite shower room and a principal family bathroom. On the upper level there is a large public room presently used as an office and cinema room, there is a study / bedroom 6 and a gym on this level as well.

The property has an integral double garage with twin electric doors. There is an oil fired central heating system and double glazing. PV roof panels have recently been fitted with a battery and a 7.65 Kw generating capacity. The system is set to run the house on electricity generated and to export any excess to the grid.

Outside there is an extensive mono block driveway to the front and a level lawned garden to the rear. The rear gardens are private with mature shrubs and trees. There is a patio and the gardens are south and west facing.

The property is perfect for couples and families seeking a spacious country home with an excellent commuter links. 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 \* (\*\*).

**SERVICES** Mains electricity, mains water and private drainage to a shared mini treatment system.

Particulars prepared May 2025.



















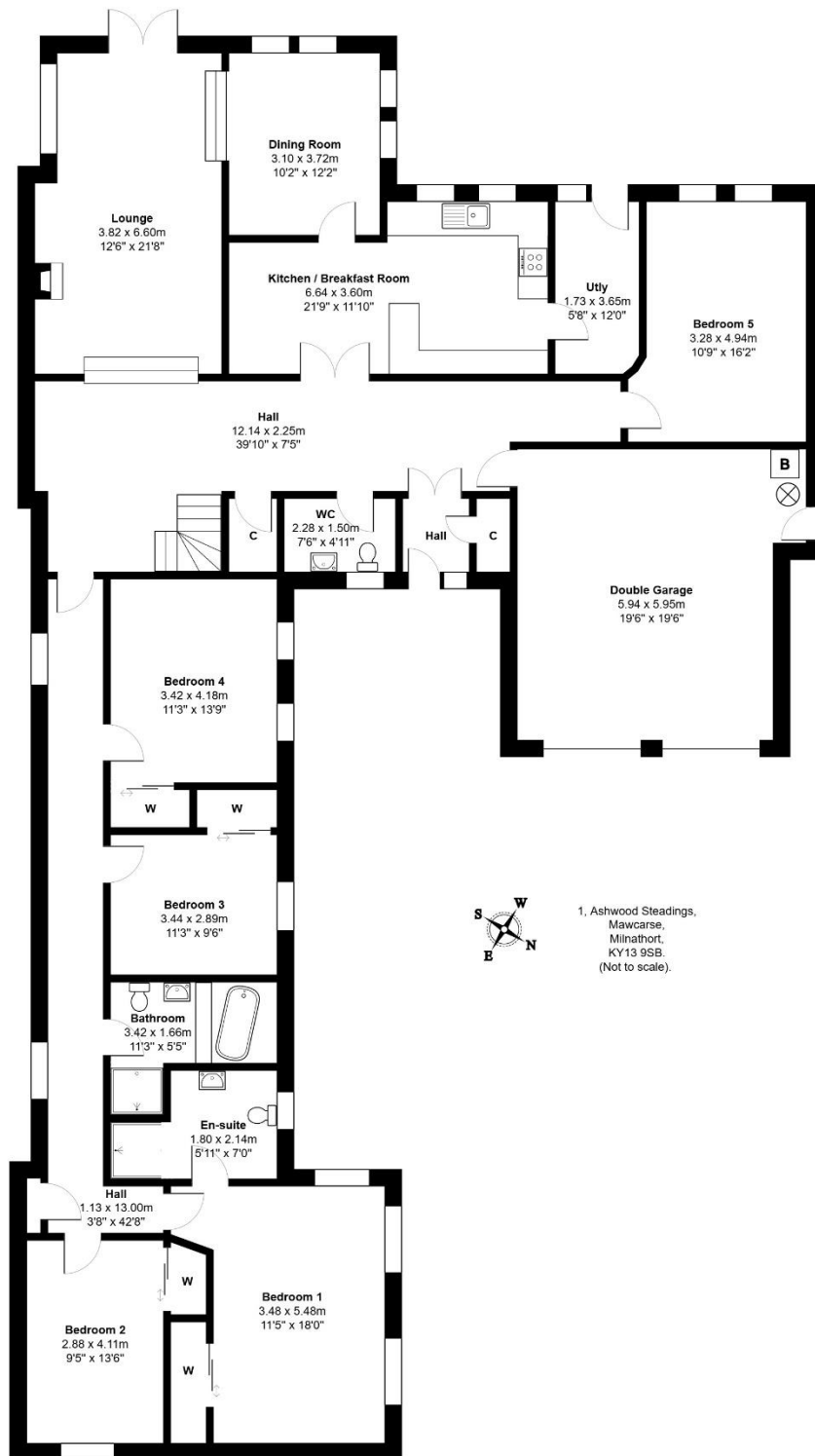




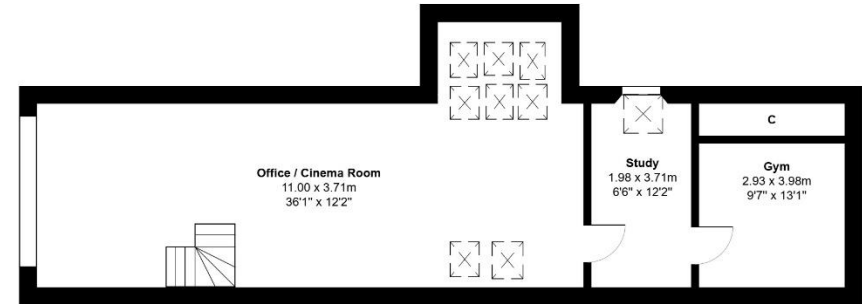








1, Ashwood Steadings,  
Mawcarse,  
Milnathort,  
KY13 9SB.  
(Not to scale).







## 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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