

**J & G  
WILSON**

North Cottage, Duncrievie, Glenfarg, PH2 9PD.

A lovely detached cottage with mature south facing gardens. Offers over £275,000.













## Particulars of Sale

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

**A charming detached cottage in a semi-rural setting near Glenfarg.**

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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. There are excellent commuter links from the village.

#### DESCRIPTION

A lovely detached cottage set in mature south facing gardens with a driveway and a substantial greenhouse.

The design includes a reception hall, a sitting room / dining room / kitchen, a utility room, a snug, a spacious lounge, a conservatory, a shower room, an upper floor landing, 2 large bedrooms, a dressing room and a bathroom. There is a oil central heating system, double glazing and a good range of in built storage space.

Outside the property has mature gardens mainly in grass with established plants providing privacy. There is a driveway providing off street parking.

Viewing is essential for full appreciation.

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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 C.

**ENERGY RATING** The property is rated as E (49).

Particulars prepared May 2025.









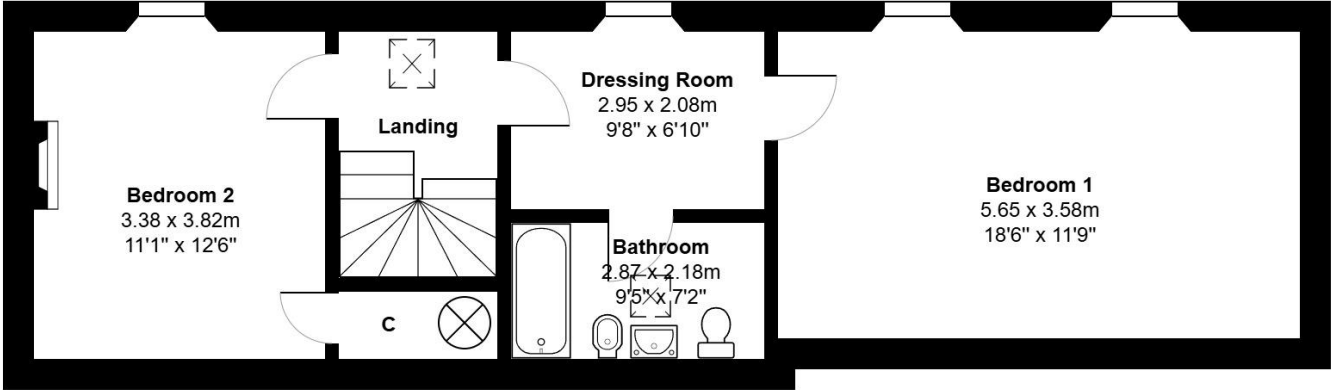
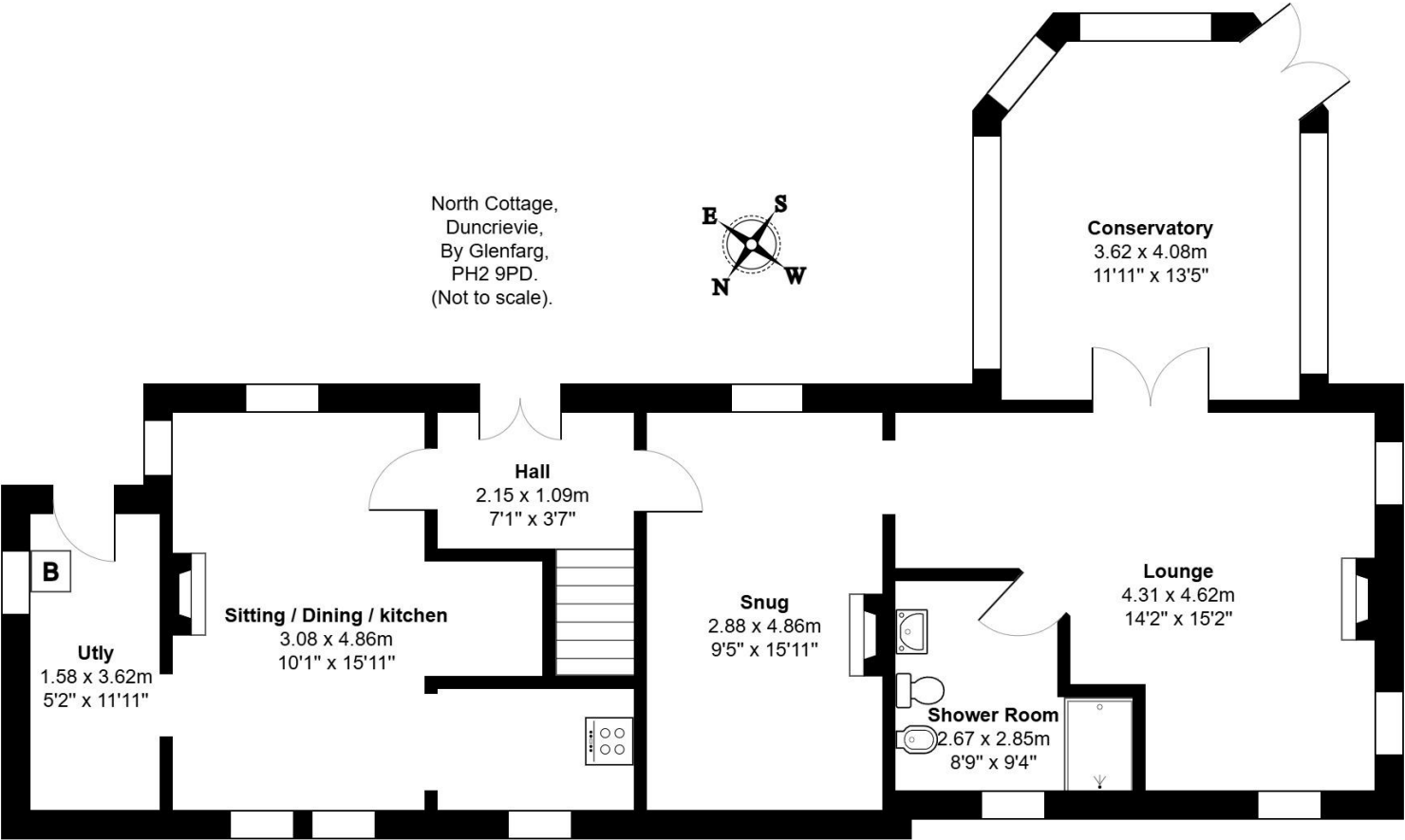




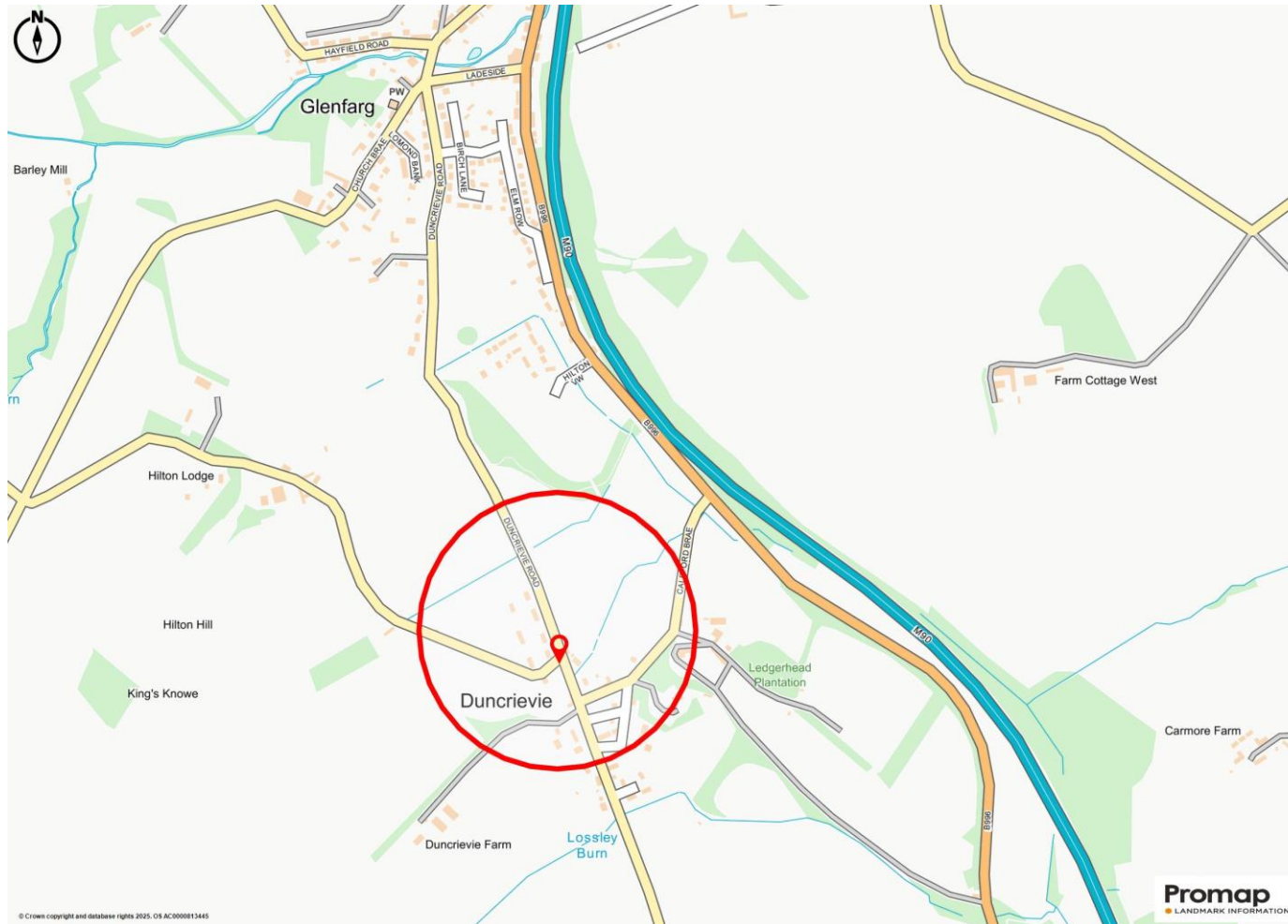




North Cottage,  
Duncrervie,  
By Glenfarg,  
PH2 9PD.  
(Not to scale).







### 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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