

**J & G
WILSON**

The Heathery, 8, Gartwhinzean Loan, Powmill, FK14 7LU.

A luxury 4 bedroom bungalow with fields and open views to the rear. Offers over £410,000.







Particulars of Sale

Crook of Devon 2 miles, Dollar 5 miles, M90 7 miles, Kinross 8 miles, Dunfermline 11 miles, Stirling 16 miles, Perth 23 miles & Edinburgh 32 miles.

A luxury detached 4 bedroom bungalow backing onto open fields and enjoying lovely views to The Ochil Hills.

PARTICULARS OF SALE

SITUATION

Powmill is a popular village setting with a local shop, village hall, play park and local bus services. Crook of Devon is nearby with amenities including a village shop / Post Office for every day needs, village hall, church and pub.

The surrounding countryside is very attractive and there are some lovely walks. Muckhart is also nearby with amenities including a golf course (27 holes), village tea room and pub.

The school catchments are Fossoway Primary in Crook of Devon and Kinross High School. Both schools enjoy an excellent reputation.

Kinross is only a short journey away and offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline.

The extensive amenities of Dunfermline, Stirling and Perth are accessible and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

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



DESCRIPTION

An individually built detached luxury bungalow with accommodation extending to 1,721 square feet (160 sq m). The property enjoys a secluded position within attractive gardens.

The design on offer includes an entrance hall, a WC, a dining hall, a lounge with patio doors and a log burning stove, a family room open plan to a dining room and fitted kitchen, a utility room, 4 bedrooms, a master with en-suite bathroom and an attractive balcony area and there is a shower room.

The specification includes an oil central heating system, double glazing and a range of in-built storage space.

There is an adjoining double garage which measures 19'6 (5.94m) x 19'3 (5.87m). The garage has a light, power and water supply. It also has access to the sub floor of the house for storage purposes. There is an extensive gravel driveway providing ample parking.

The rear gardens are fully enclosed and are south and west facing mainly in grass with a range of plants. There is a patio area with a gazebo.

Viewing is strongly recommended to appreciate the lovely setting and views.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band F.

ENERGY RATING The property is rated as C (69).

Particulars prepared July 2025.

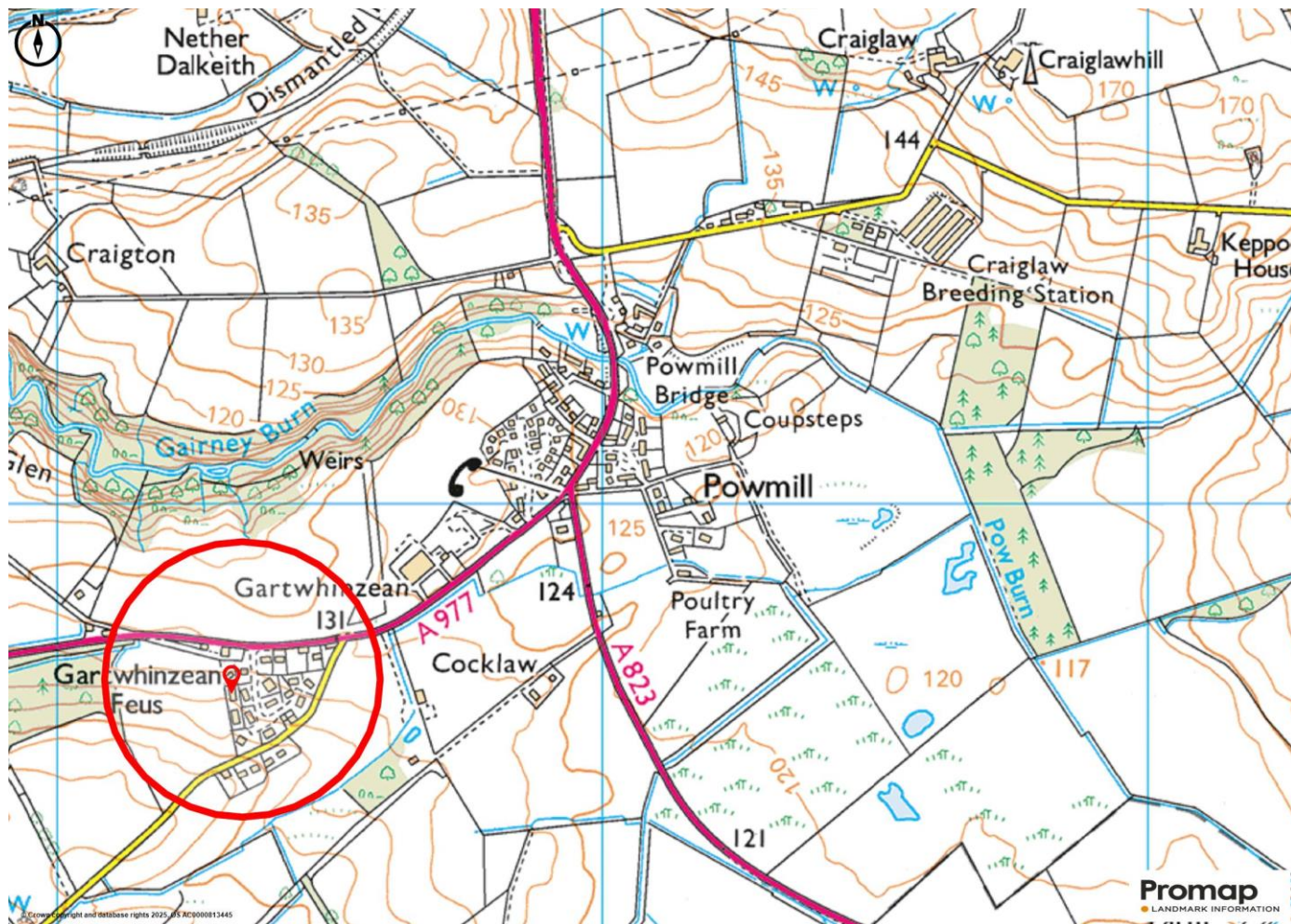












PARTICULARS AND MISREPRESENTATION

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

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