

**J & G  
WILSON**

**28, Mill Gardens, Powmill, Dollar, FK14 7LQ.**

**A superb 4 bedroom bungalow with fine views and privacy. Offers over £445,000.**













## 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 with large level gardens and open outlooks across fields to hills.**

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### PARTICULARS OF SALE

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#### 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 2,055 square feet (191.0 sq m). The property enjoys a private position within attractive level gardens and open views across countryside to hills.

The design on offer includes a vestibule, a reception hall, a spacious lounge with bay window, a large dining room, a superb family room with log burning stove, a breakfast room open plan to a fitted kitchen with island, a utility room, a WC, 4 double bedrooms all with wardrobes, master en-suite bathroom, 2<sup>nd</sup> bedroom with en-suite shower room and a further separate shower room.

The specification includes an oil central heating system, double glazing and a range of in-built storage space. There are 16 roof panels and payments are received from Octopus Energy averaging circa £200 per month.

There is an adjoining double garage which measures 30'6 (9.3m) x 19'0 (5.8m). The garage has a light, power and an electric door. There is an extensive mono block driveway providing ample parking.

The gardens are fully enclosed and are south and west facing mainly in grass with a range of plants. There are decked areas for sitting out at the family room and breakfast room. The summerhouse and garden shed are included in the sale.

Viewing is strongly recommended to appreciate the spacious accommodation, the lovely setting and open country views.

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## GENERAL INFORMATION

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

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

**ENERGY RATING** The property is rated as C (72).

Particulars prepared November 2025.



















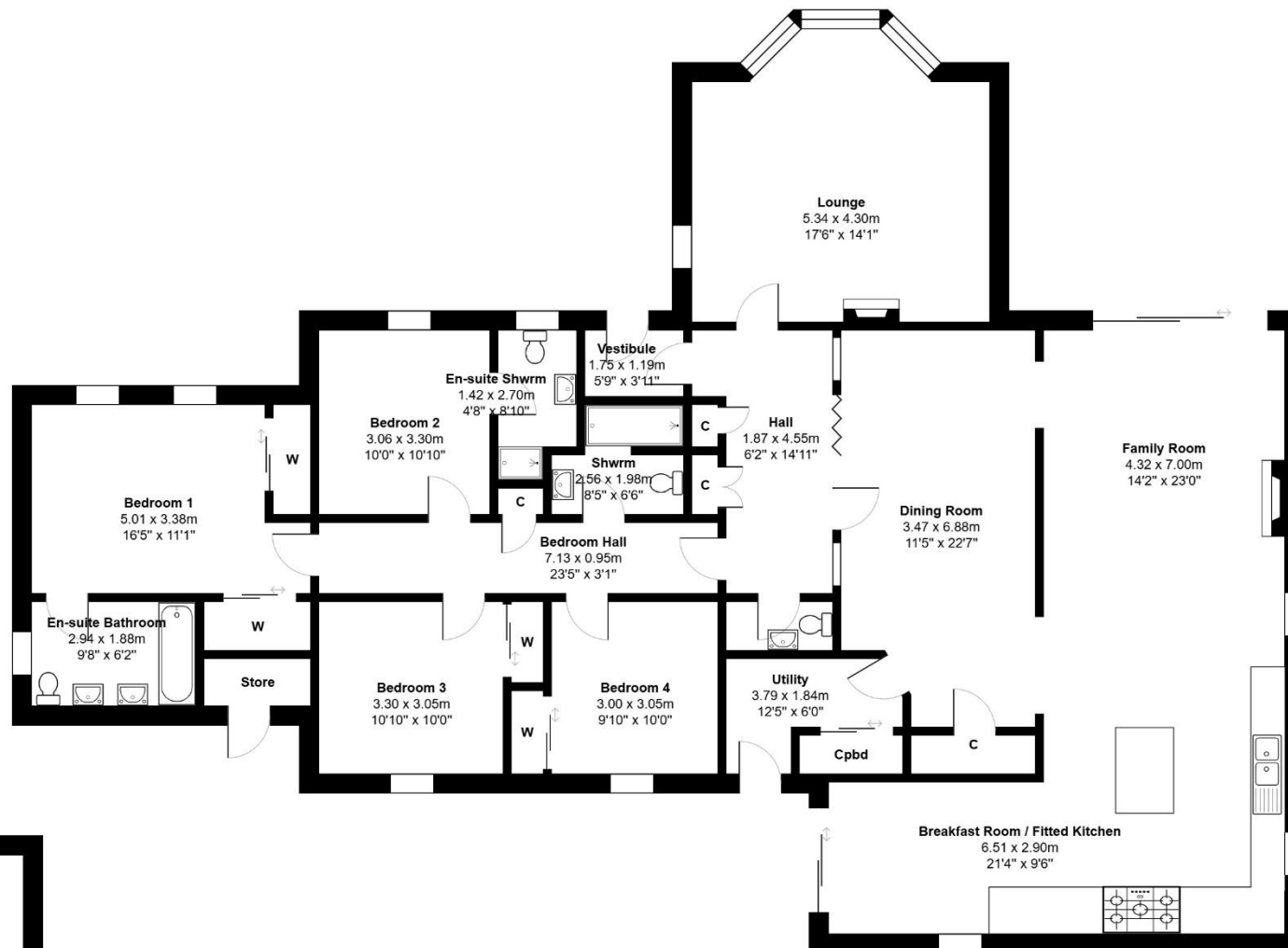












**Double Garage**  
5.80 x 9.30m  
19'0" x 30'6"





#### 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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