

**J & G
WILSON**

Meikle Balgedie, Wester Balgedie, Kinross, KY13 9HE.

A character 3 bedroom detached home with superb loch views. Offers over £220,000.



Particulars of Sale

Milnathort 4 miles, Kinross 5 miles, Dunfermline 16 miles,

Perth 19 miles, Dundee 30 miles & Edinburgh 34 miles.

A character detached villa set in south facing gardens and enjoying fine views to Loch Leven.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along the Muirs towards Milnathort. Turn right at Kinross High School onto the A911. Follow the road and at the T junction turn right. The road leads to Wester Balgedie. Travel past Loch Leven's Larder and straight ahead at Balgedie Toll. Follow the road leading towards Kinnesswood. Turn left sign posted Glenlomond and follow the road. Meikle Balgedie is on the right hand side just before the cottage being refurbished.

SITUATION

Balgedie Toll and Loch Leven Larder are within walking distance of the property and offer bar facilities, restaurants, gift shopping and a delicatessen.

Kinnesswood is nearby and is a sought after residential village with its own well regarded primary school Portmoak which is the catchment for Meikle Balgedie. The surrounding area is perfect for dog walking with excellent paths around Loch Leven, rural walks, bird watching, golfing at Bishopshire Golf Club and there is a gliding club at nearby Portmoak.

Kinross offers secondary schooling of excellent repute, 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.

The extensive amenities of Dunfermline, Perth and Dundee are easily accessible including 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 amenities as well as an airport.





DESCRIPTION

Set in mature private gardens a character detached villa with panoramic views of Loch Leven. The property does require modernisation but once updated will be a lovely period home for couples and families.

The accommodation overall measures 125 square meters / 1,345 square feet. It comprises an entrance porch, a reception hall, a dining room, a family room / kitchen, a kitchen with a pantry, a downstairs double bedroom, a bathroom, an upper floor landing, a first-floor lounge with stunning views and 2 further bedrooms. There is an oil-fired central heating system operating via The Stanley Range in the family room and double glazing.

Outside the property enjoys a lawned front garden with mature shrub beds. There is a driveway providing extensive parking. There are two traditional outbuildings which require upgrading. A workshop / shed which measures 12'9 10'1 (3.94m x 3.05m) and a garage / store which measures 22'8 x 14'2 (6.97m x 4.34m),

Viewing is strongly recommended.

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. If you would like an appointment to discuss your requirements please call Duncan Fergusson 01577 862302 / 07979 105615 or email d.fergusson@jgwilson.co.uk

COUNCIL TAX The property is Band E.

ENERGY RATING The property is rated as F (36).

Particulars prepared December 2025.



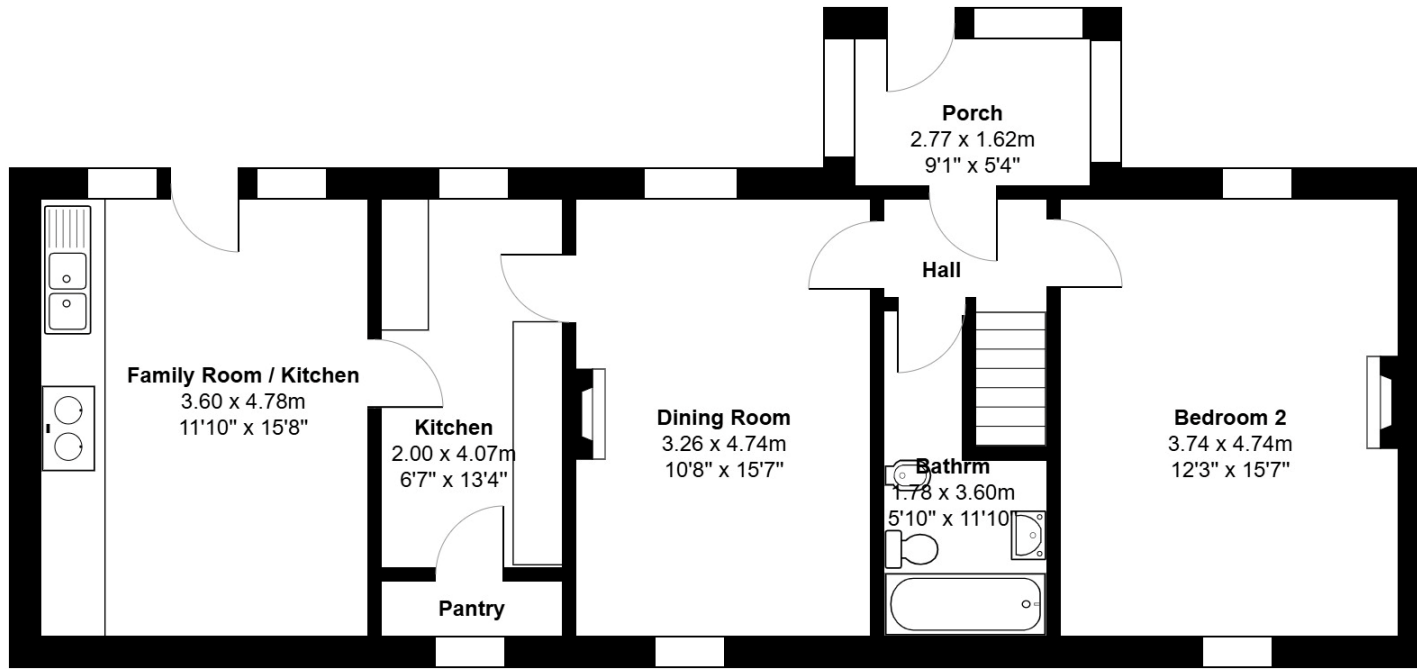




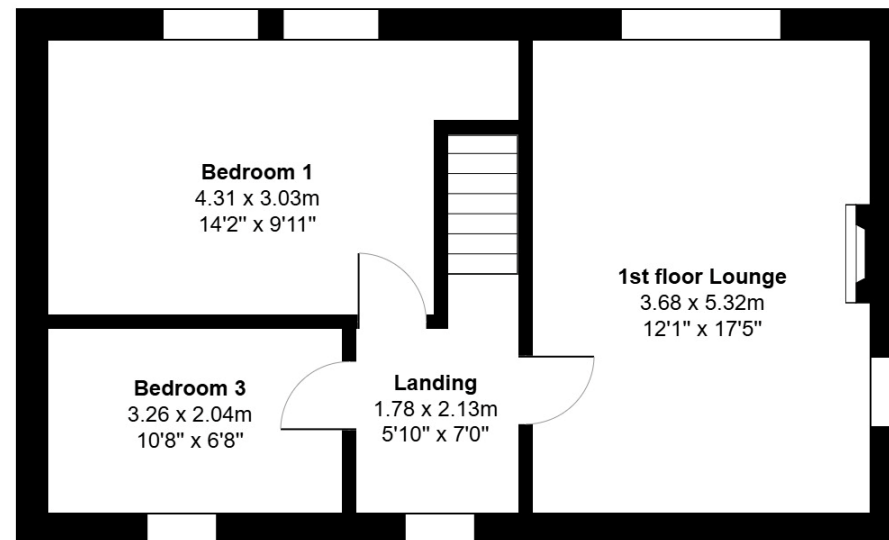


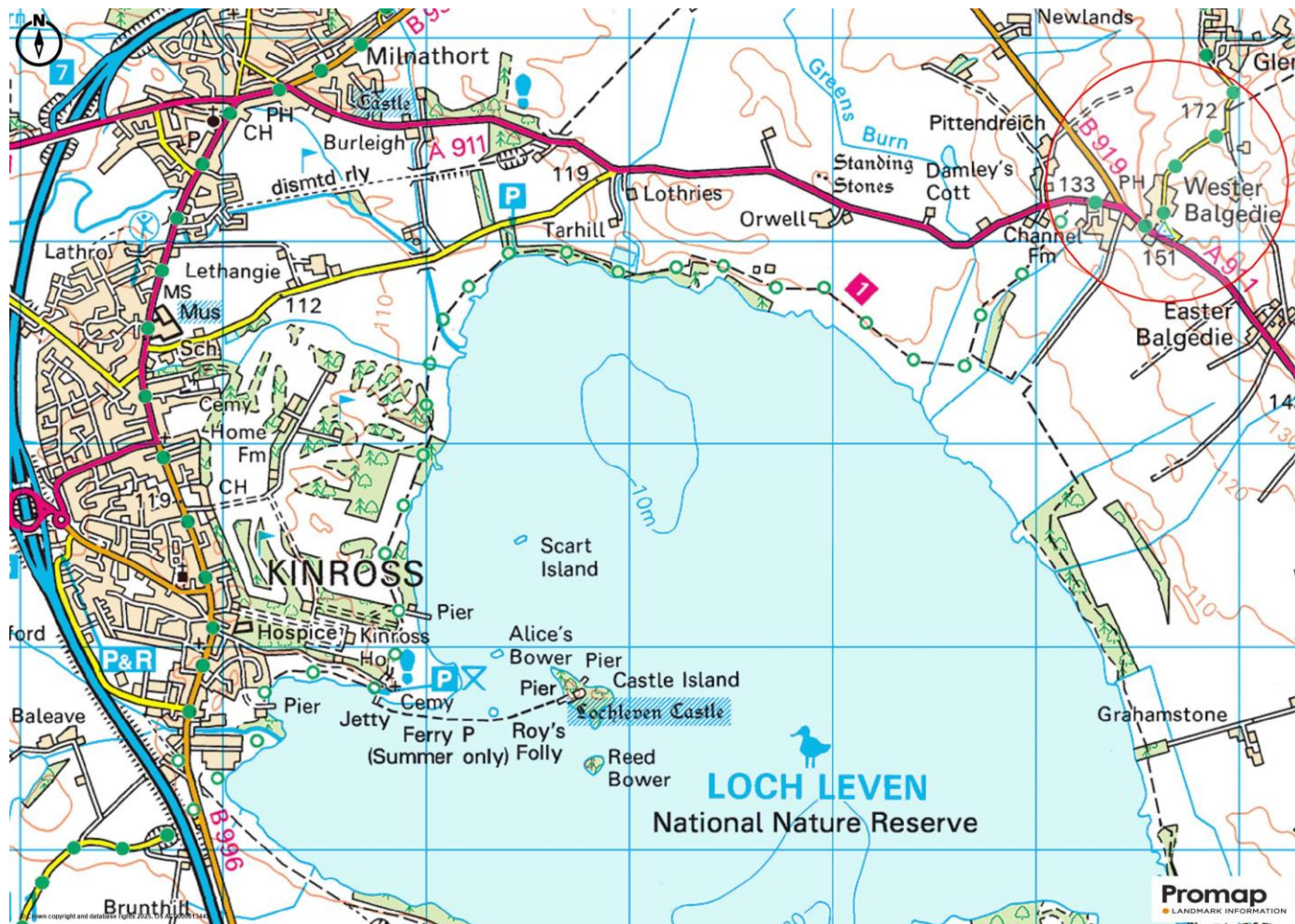






Meikle Balgedie,
Wester Balgedie,
Kinross,
KY13 9HE.
(Not to scale).





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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