

**J & G
WILSON**

Greenbank of Arnot, near Scotlandwell, Kinross, KY6 3JQ.

A charming country home with a 1 bedroom lodge and lovely views. Fixed price £380,000.





Particulars of Sale

Scotlandwell 1.5miles, Leslie 3 miles, Glenrothes 5.5miles, Kinross 7.5 miles, Kirkcaldy 11.5 miles, Dunfermline 16 miles, Perth 22 miles, St Andrews 25 miles, Dundee 28 miles, & Edinburgh 31 miles.

A charming detached country home with a 1 bedroom lodge, panoramic views and a detached double garage.

Fixed price £380,000.

Situation

Greenbank of Arnot enjoys a prime rural setting approximately 1.5 miles from Scotlandwell. The village amenities include a pub with restaurant facilities, local bus services and a village hall. There is a gliding club and farm shop on the edge of the village. The commuter links are excellent to a wide range of locations.

The neighbouring village of Kinnesswood offers a village primary school (Portmoak), a village hall, local bus services, a 9-hole golf course and a play park.

The surrounding countryside is perfect for scenic walks, fishing, boating on Loch Leven and wildlife watching.

Kinross is easily accessible and offers supermarkets, shops for everyday requirements, cafés, 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. Kinross High School is the catchment for Greenbank of Arnot and it enjoys a good reputation.

The extensive amenities of Dunfermline and Perth are accessible via the M90 and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities and recreational amenities.



DESCRIPTION

A quality detached cottage with accommodation extending to 1,538 square feet (143.0 sq m). The property enjoys a lovely rural setting with open views.

The design on offer includes a reception hall, a spacious lounge with a log burning stove, a large fitted breakfasting kitchen, an extensive conservatory, a large principal bathroom with a corner bath and a separate shower, 3 bedrooms, a master en-suite dressing room & shower room and an upper floor landing which is used as an open plan study area. There is an oil central heating system and double glazing.

Outside the property has attractive gardens mainly in grass with mature borders and trees. There is an extensive mono block driveway providing excellent parking.

There are a range of outbuildings including a detached double garage with a utility area, an adjoining carport and a timber single garage used as a workshop.

There is a lodge of brick construction adjoining the main house. It has one large room which can be used as a lounge / bedroom and there is a shower room off.

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 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.

SERVICES Mains electricity. Private water and drainage.

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

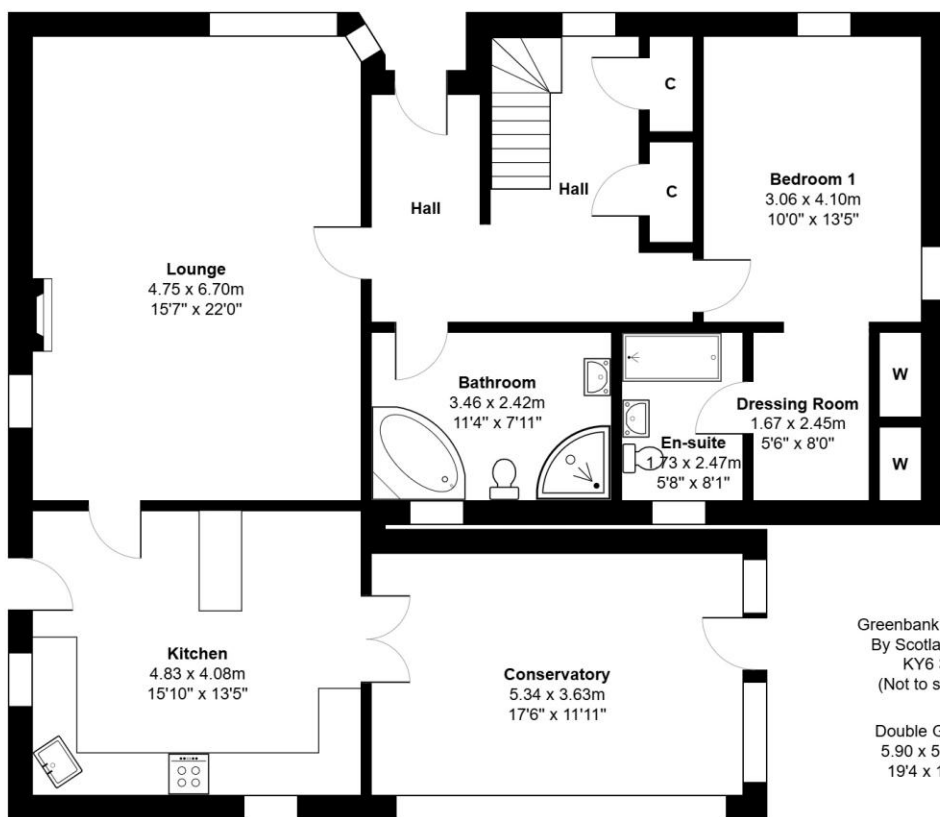
Particulars prepared September 2026.









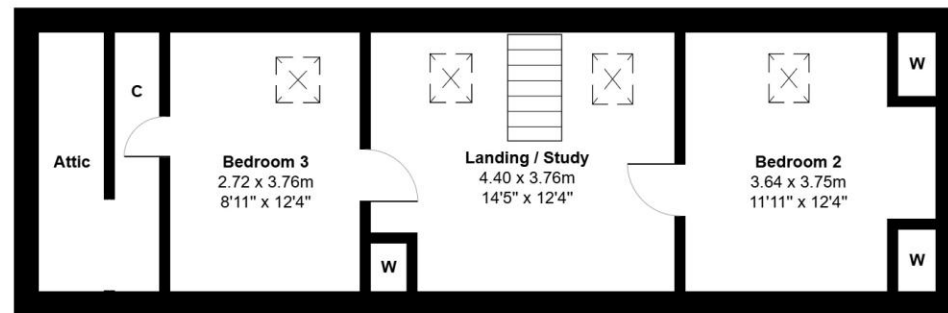


Ground floor

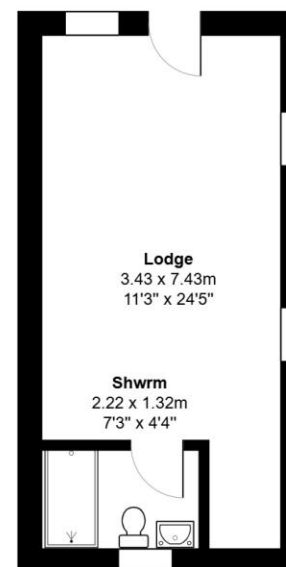


Greenbank of Arnot,
By Scotlandwell,
KY6 3J.
(Not to scale).

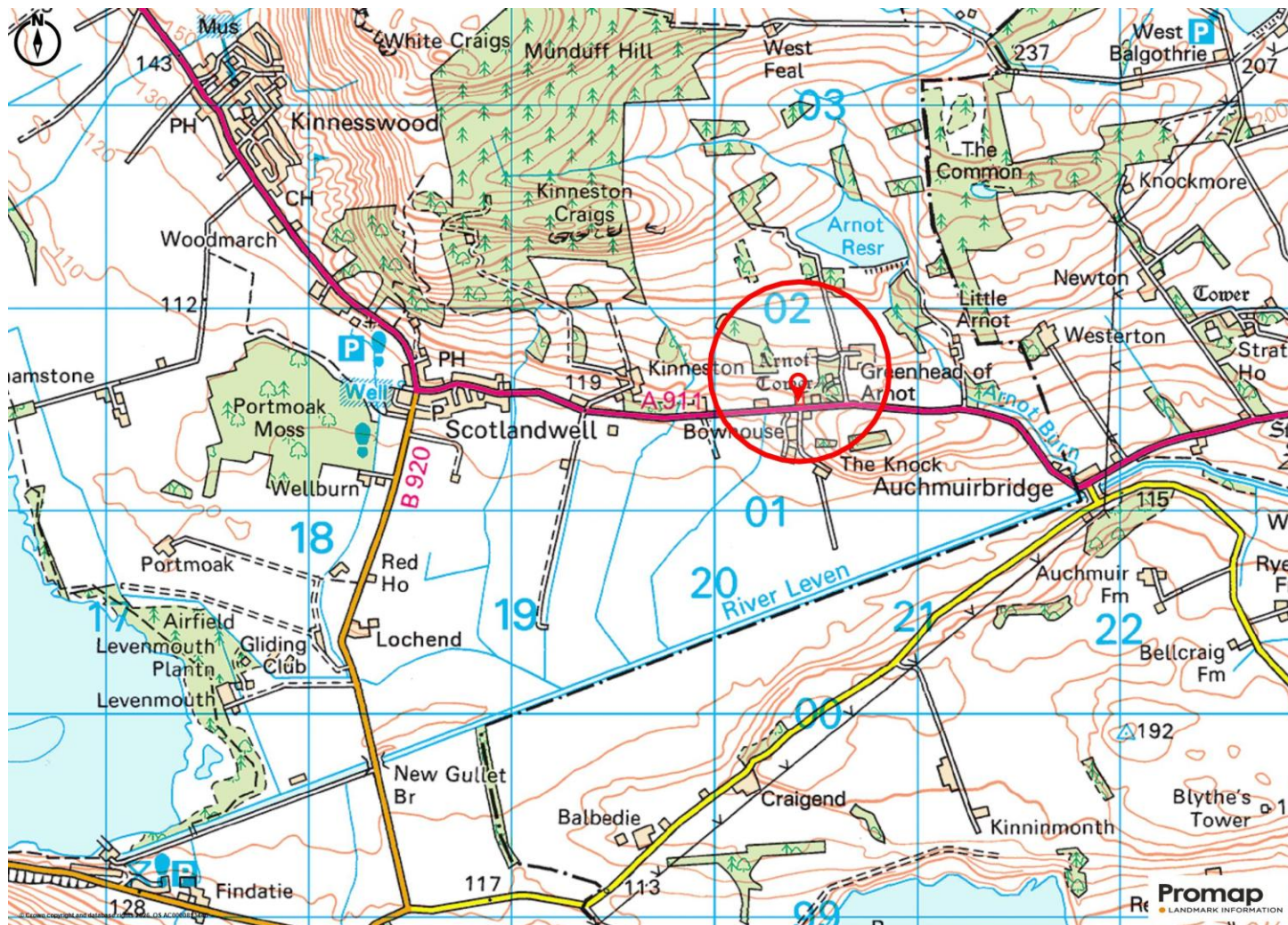
Double Garage
5.90 x 5.90m
19'4" x 19'4".



Upper floor



Lodge



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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