

**J & G
WILSON**

Nether Auchlinsky Cottage, Glendevon, Dollar, FK14 7JX.

A country home with circa 1.03 acres (0.42 Ha), stables & an arena. Offers over £575,000.









Particulars of Sale

Nether Auchlinsky Cottage, Glendevon, Dollar, FK14 7JX.

Dollar 5 miles, Kinross 8 miles, Gleneagles Hotel 9 miles, Auchterarder 11 miles, Stirling 17 miles, Perth 23 miles, St Andrews 35 miles, Edinburgh 35 miles, Dundee 38 miles & Glasgow 41 miles.

A CHARACTER 4 BEDROOM DETACHED COUNTRY HOUSE WITH 1.03 ACRES (0.42 HA), TIMBER STABLES AND AN OUTDOOR ARENA OF CIRCA 35.0 m X 20.0 m.

OFFERS OVER £575,000.

PARTICULARS OF SALE

SITUATION

Glendevon is a popular rural community with fine commuter links throughout the central belt. The school catchments for the property are Auchterarder for both primary and secondary schooling.

Dollar is the nearest village for everyday requirements including a small supermarket, shops, Post Office and cafes.

Kinross, Auchterarder, Stirling and Perth are all readily accessible for supermarkets, banks, professional offices and recreational amenities.

The surrounding countryside is ideal for scenic walks and wildlife watching.

The world famous Gleneagles Hotel is only a short journey away and offers superb golfing, equestrian and outdoor facilities. It also has a superb spa, bars and a range of dining options.



GENERAL DESCRIPTION

Seldom available a lovely country house of character with 1.03 acres (0.42 Ha), timber stables, an outdoor arena and a range of useful buildings. The property is perfect for equestrian use and a range of rural hobbies.

The accommodation extends to 2,797 square feet (260.0 sqm) and offers a large entrance porch, a reception hall, a lounge with an open fire, a dining room / family room with a log burner open plan to the fitted kitchen, a utility room, a conservatory, 4 bedrooms, a master en-suite bathroom with a sauna and a Jack and Jill bathroom . There is an oil central heating system and double glazing.

Outside the grounds are mainly in grass and there is a large driveway providing extensive parking. The timber stables offer 3 boxes, a tack room and a store. There is a timber summerhouse which could be used as a garden office and there is a detached double garage.

Viewing is recommended to appreciate the wonderful setting, the fine views and the many options on offer with this character home.

GENERAL INFORMATION

VIEWING By appointment through the selling agents please telephone J & G Wilson on 01577 862302 or email d.fergusson@jgwilson.co.uk

ENERGY RATING Nether Auchlinsky Cottage is rated as E (50).

COUNCIL TAX The property is band G.

SERVICES The electricity and water are mains. There is a shared septic tank.

Particulars prepared February 2026.

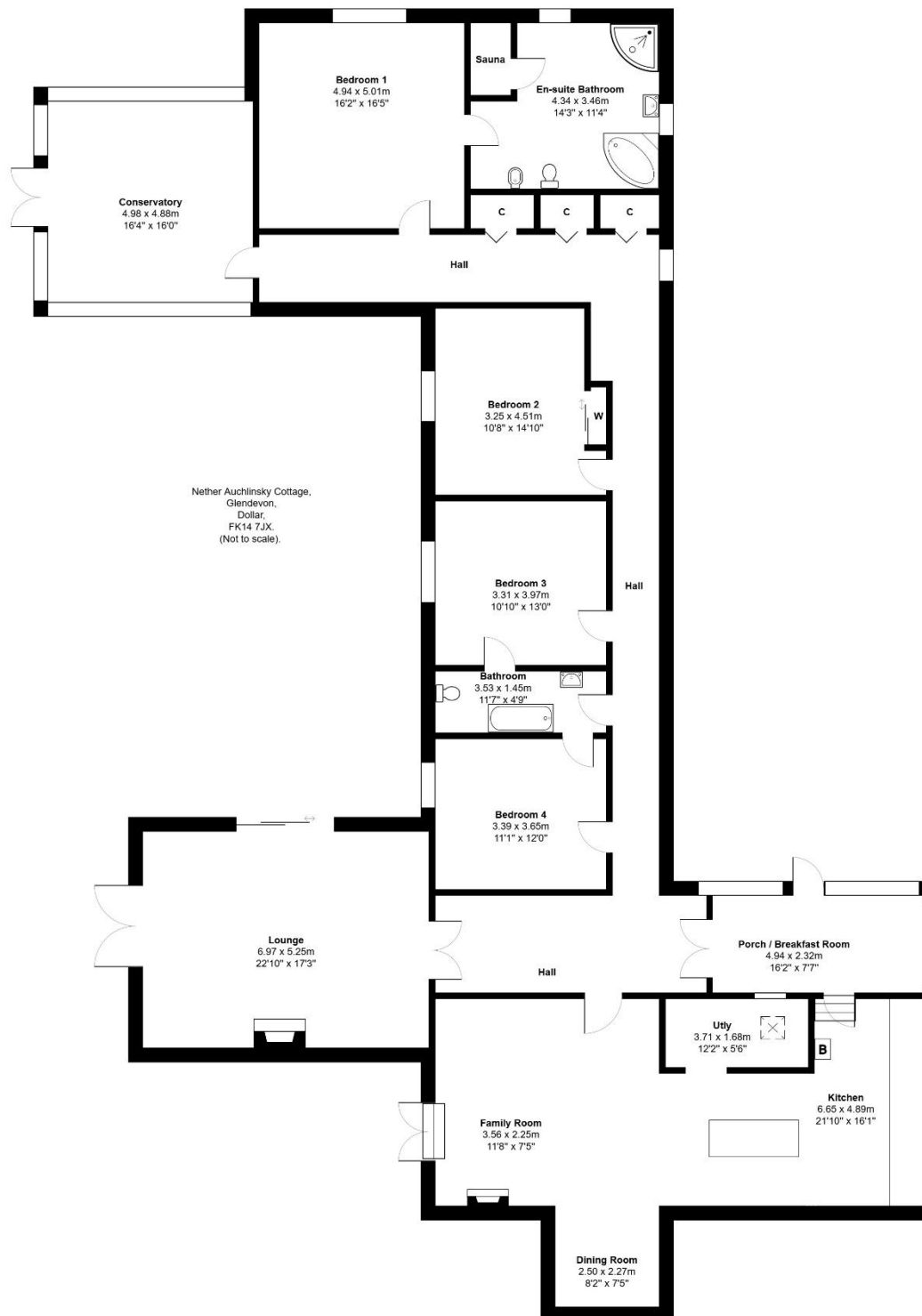












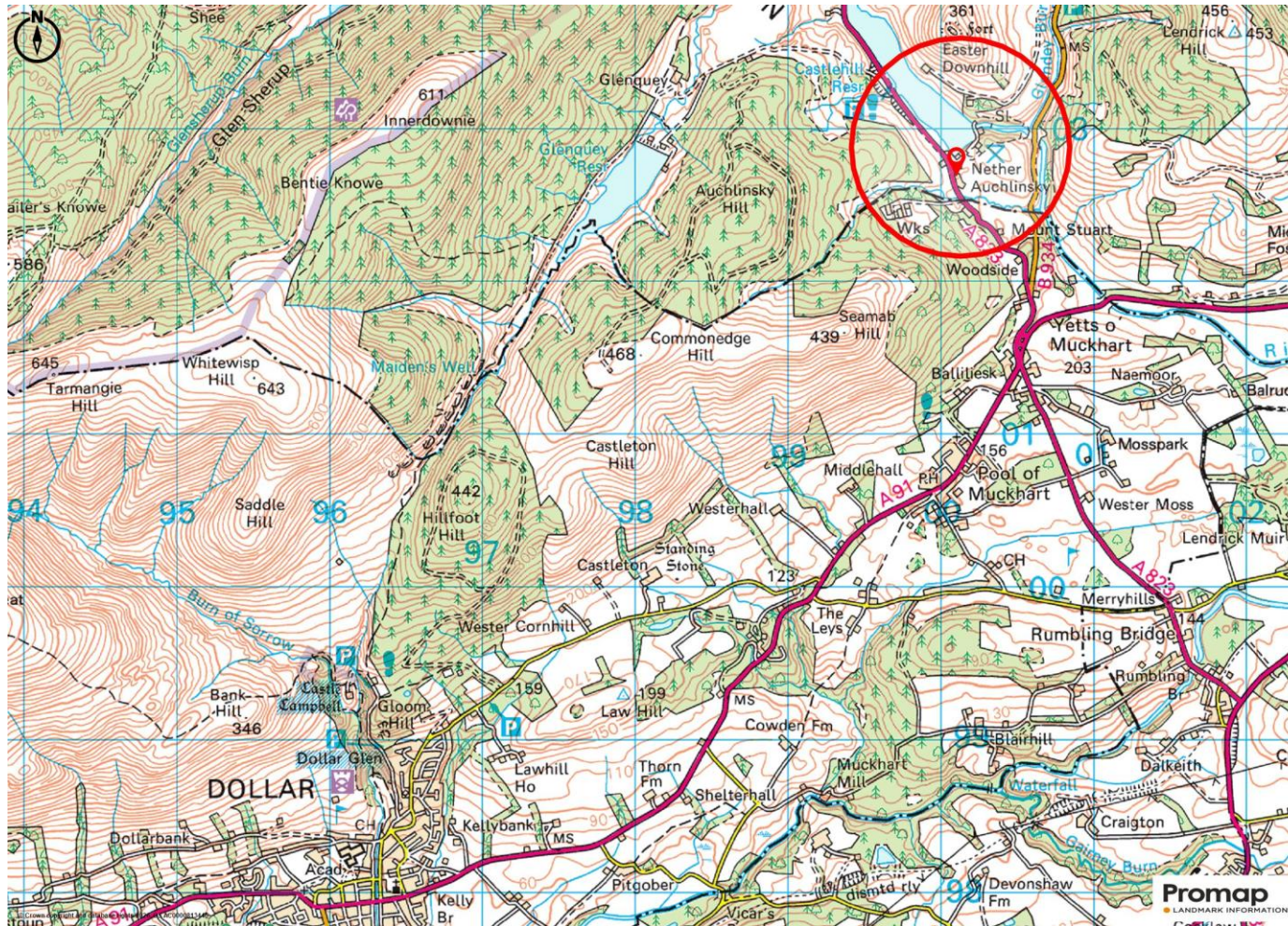


A map showing a property boundary outlined in red. The property contains several buildings, including a large central one and a smaller one at the bottom left. A road labeled 'A823' runs along the left side of the property. The text 'Nether Auchlinsky Cot' is visible in the upper part of the property, and 'Nether Auchlinsky House' is visible in the lower part. The map also shows some greenery and a road with a tree symbol on the left.

Nether Auchlinsky Cot

A823

Nether Auchlinsky House



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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