

**J & G  
WILSON**

Townhead Cottage, The Cobbles, Kinnesswood, Kinross, KY13 9HL.

A charming 2 bedroom detached cottage with lovely gardens. Offers over £250,000.



## Particulars of Sale

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

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

**A character detached cottage with excellent off street parking and lovely gardens with 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 into Kinnesswood and turn second left into The Cobbles. Townhead Cottage is at the top of the hill on the left hand side.

#### **SITUATION**

Kinnesswood is a sought after residential village with its own well regarded primary school. Townhead Cottage is set within the conservation area at the top of The Cobbles. 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

A charming detached cottage believed to date from 1770 which enjoys a lovely position in the Kinnesswood conservation area.

The accommodation includes a lounge / dining room with a log burning stove, a fitted kitchen with appliances, 2 bedrooms, a boxroom and a bathroom with an above bath shower. There is an electric heating system operating via a combi boiler and a range of inbuilt storage space. The cottage has been re-roofed in the last 6 years.

Outside the property has a small garden area to the front, side and rear. There is a separate larger formal garden with views to Loch Leven. It is mainly in grass with mature trees and a brick outbuilding. There is a timber studio with a decked area which can be used as an office or garden room. It enjoys views to Loch Leven. To the side of the garden is a spacious private parking area.

Viewing is strongly recommended.

---

## GENERAL INFORMATION

---

**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. 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](mailto:d.fergusson@jgwilson.co.uk)

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

**ENERGY RATING** The property is rated as F (27).

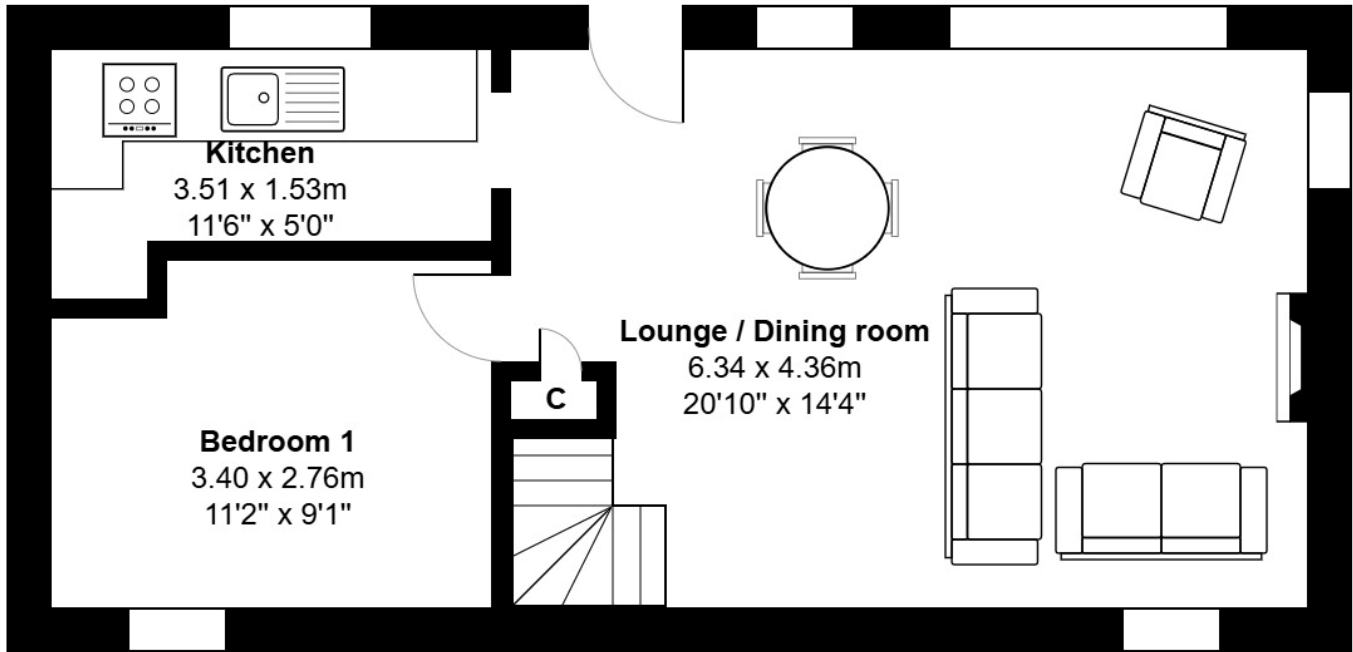
Particulars prepared April 2026.



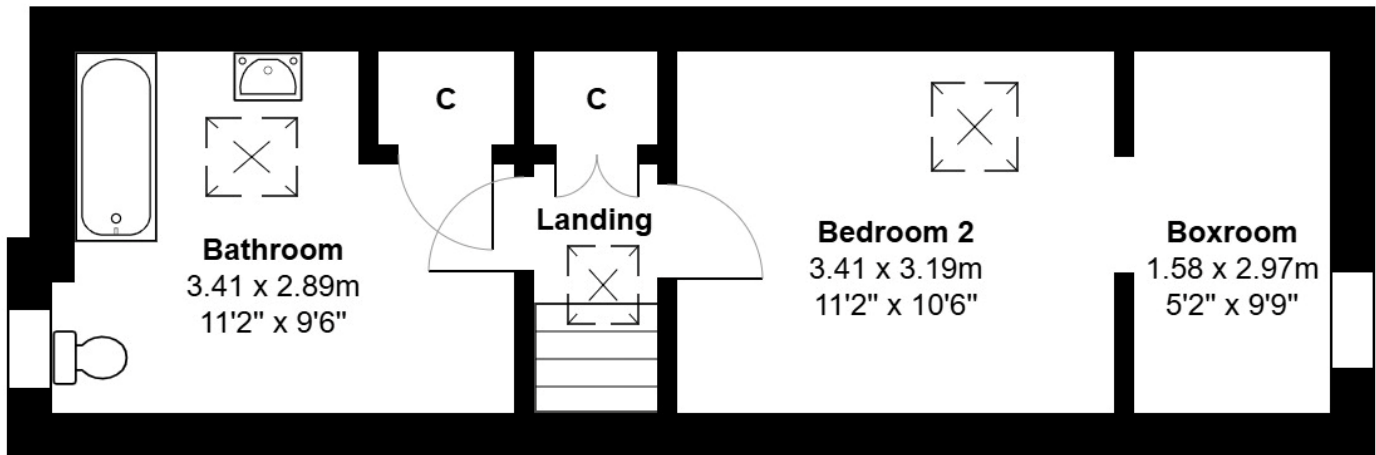








Townhead Cottage,  
The Cobbles,  
Kinnesswood,  
KY13 9HL.  
(Not to scale).





#### 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

J & G Wilson  
18 High Street  
Kinross  
KY13 8AN

T: 01577 862302  
E: [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)  
[www.jgwilson.co.uk](http://www.jgwilson.co.uk)