

**J & G
WILSON**

Roseisle House, Cleish Mill Farm, Cleish, near Kinross, KY13 0LS.

An impressive newly built country house only 3 miles from Kinross. Offers over £650,000.



Particulars of Sale

Kinross 3 miles, Dunfermline 12 miles, Perth 22 miles, Stirling 23 miles, Edinburgh Airport 24 miles, Edinburgh City 27 miles, Dundee 41 miles & Glasgow 44 miles.

A newly built country house enjoying a lovely rural setting with fine open views and easy access to Kinross and the M90 motorway.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel south on the B996 to Gairneybridge. Turn right sign posted Crook of Devon. Follow the road over the M90 motorway and past the equestrian vets leading towards Cleish. Cleish Mill Farm is on the right hand side just before the turning for the main village area of Cleish. Turn right into Cleish Mill Farm and follow the road directly ahead leading down hill. Roseisle House is set directly ahead.

SITUATION

Roseisle House enjoys a lovely rural setting within easy reach of Kinross and the M90 motorway network for commuter links. The school catchments are the nearby Cleish Primary School and Kinross High School, both schools enjoy an excellent reputation.

The surrounding area is perfect for walking and wildlife watching.

Kinross is minutes away by car and offers 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's supermarket with regular express bus services to Perth, Dunfermline and Edinburgh. The nearby M90 provides excellent commuting links to Perth, Dundee, Dunfermline and Edinburgh.

The extensive amenities of Dunfermline, Perth, Stirling 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 easily accessible airport.





DESCRIPTION

Roseisle House is a lovely country house, newly built and enjoying open views across attractive countryside. The property is spacious and versatile extending to 2,184 square feet (203 sq m). It features an air source heating system with under floor heating and Nordan triple glazed windows and doors. The high levels of insulation, a heat recovery system and 20 PV roof panels linked to 3 storage batteries in the garage all combine to provide an impressive energy rating of A (98). The system is set to use battery stored electricity rather than incur peak cost mains electricity and overall generation from the PV roof panels is circa 10Kwp. The many Eco features within the property are to keep energy costs as low as possible now and in the future.

The property is built to a particularly high standard and offers a reception hall, a superb principal lounge with a vaulted ceiling open plan to the dining room and fitted kitchen with integrated appliances, a utility room, 4 excellent bedrooms, 2 en-suite shower rooms and a principal bathroom.

Outside the property has level gardens mainly in grass to the front and rear. A large gravel driveway provides excellent parking. There is a double garage measuring 23'7 (7.23m) x 18'0 (5.50m). It has an electric door and an electric car charging point. There is a detached garden office or workshop with light and power. It measures 16'2 (4.95m) x 14'2 (4.34m).

The property provides a perfect balance of a wonderful rural lifestyle but easy access to schools, Kinross and commuter links.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

COUNCIL TAX The property is Band G.

ENERGY RATING The property is rated as A (98).

Particulars prepared August 2026.



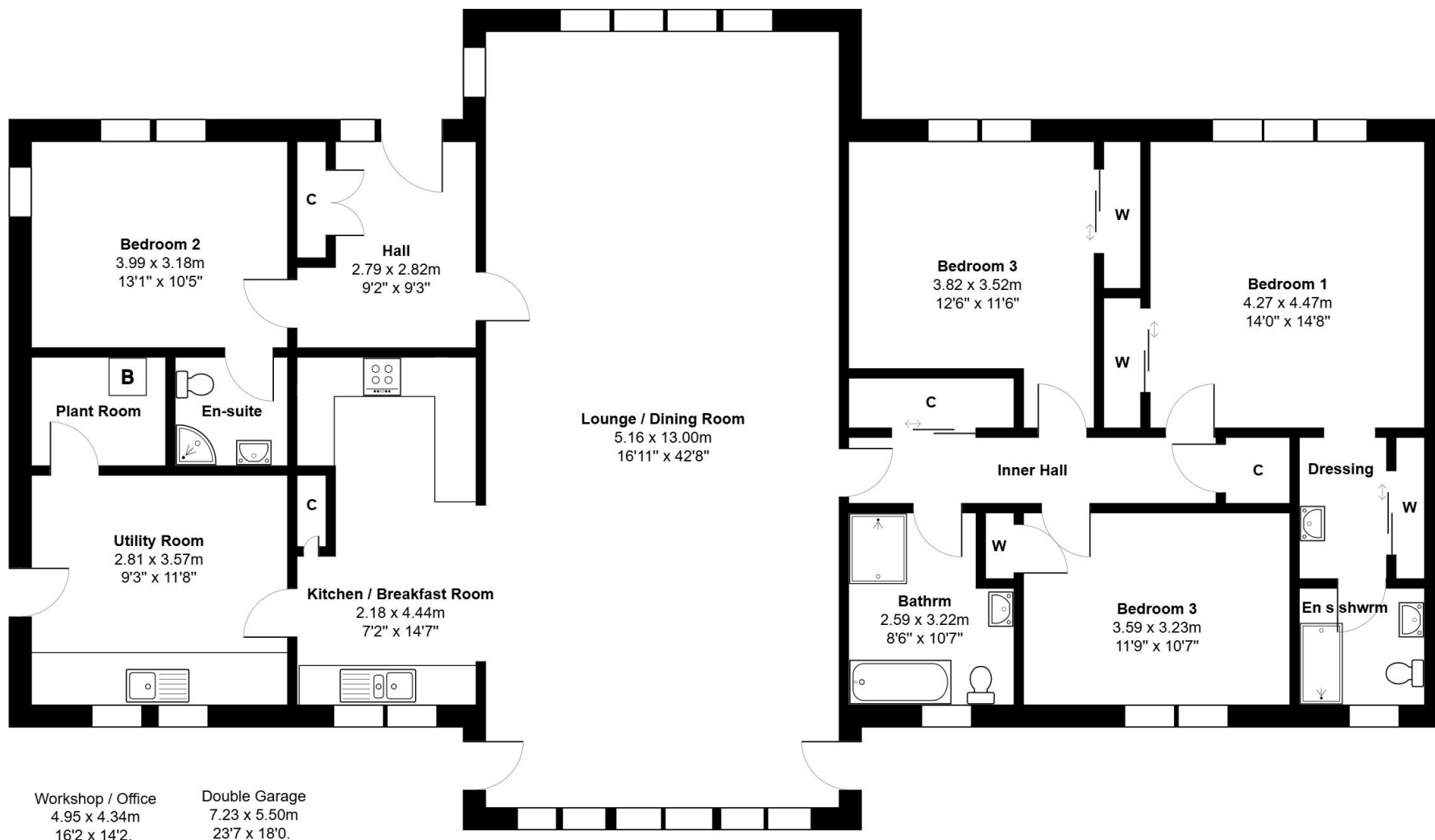








Roseisle House,
Cleish Mill Farm,
Cleish,
KY13 0LS.
(Not to scale).





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

www.jgwilson.co.uk