



Braeburn, Gairney Burn Lane, Powmill, Dollar, FK14 7PW.
A superb 4 bedroom split level home with open views. Fixed price £345,000.







Particulars of Sale

Crook of Devon 2 miles, Dollar 5 miles, M90 7 miles, Kinross 8 miles, Dunfermline 11 miles, Stirling 16 miles, Perth 23 miles & Edinburgh 32 miles.

A lovely 4 bedroom detached home formed over 3 floors with a backdrop to the Gairney Burn and open fields.

PARTICULARS OF SALE

SITUATION

Powmill is a popular village setting with a local shop, village hall, play park and local bus services.

Crook of Devon is nearby with amenities including a village shop / Post Office for every day needs, village hall, church and pub.

Dollar and Muckhart are only a short journey away offering shops, pubs, cafes, churches, local bus services, golf courses, Dollar Glen and Castle, and The Japanese Garden at Muckhart.

The surrounding countryside is very attractive and there are some lovely walks.

The school catchments are Fossoway Primary in Crook of Devon and Kinross High School. Both schools enjoy an excellent reputation. Dollar Academy is only 5 miles from Powmill for buyers seeking private schooling for their children.

Kinross is only a short journey away 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.

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

Edinburgh is only a short journey away and offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

An individually built detached luxury home with accommodation extending to 1,560 square feet (145 sq m). The property enjoys a private position with a backdrop to open countryside.

The design on offer includes on the lower floor a lounge /dining room, a 2nd bedroom and a bathroom. On the middle floor there is a sitting room / snug and a fitted breakfasting kitchen. On the upper floor there are 3 further bedrooms and the master has an en-suite shower room and a dressing room. The specification includes an oil central heating system, double glazing and a range of in-built storage space. The property is in move in condition.

The gardens feature a decked upper area and steps down to a grassed area with flower beds. There is a further decked area which provides a pleasant outlook to The Gairney Burn and fields beyond. The front garden features a tarmac driveway.

Viewing is strongly recommended to appreciate the character design, the lovely setting and the open country views.

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.

ENERGY RATING The property is rated as D (67).

Particulars prepared March 2026.





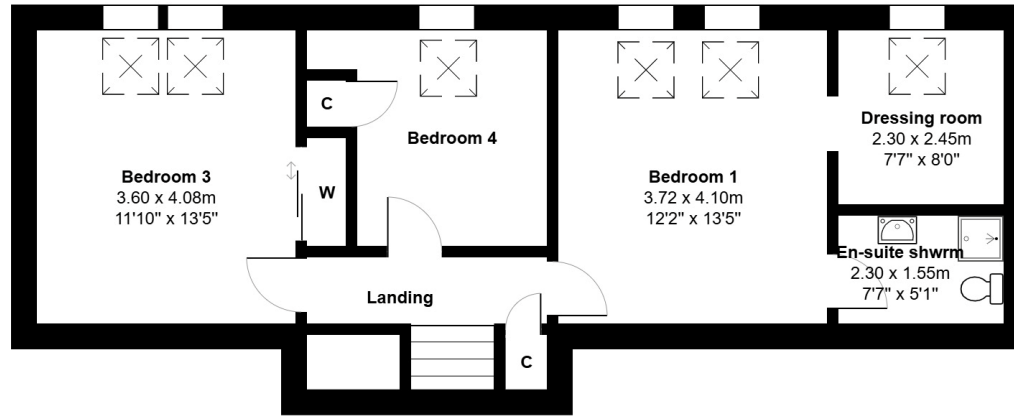




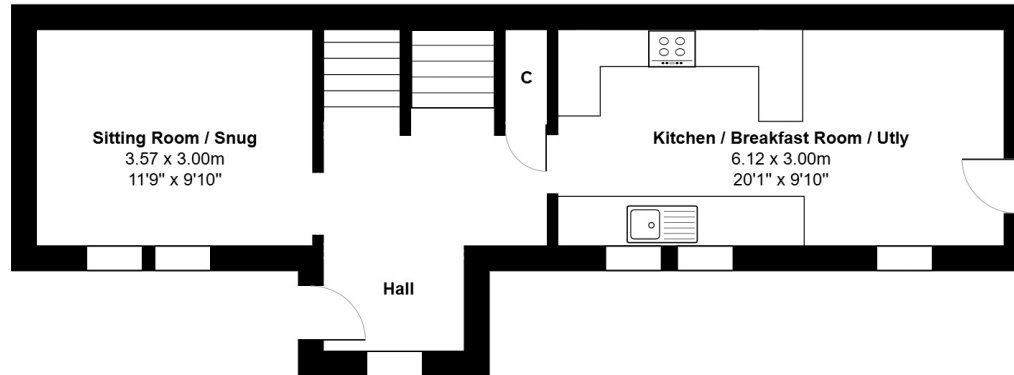




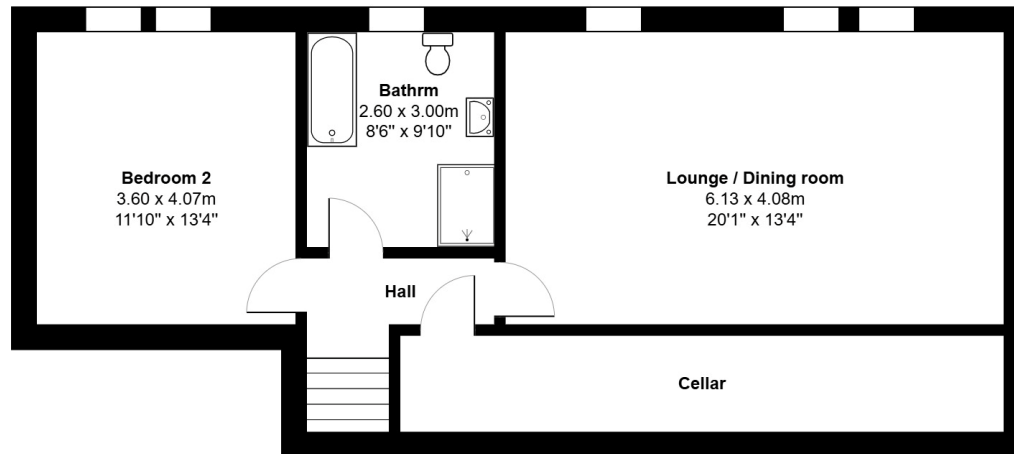
Upper floor



Middle floor

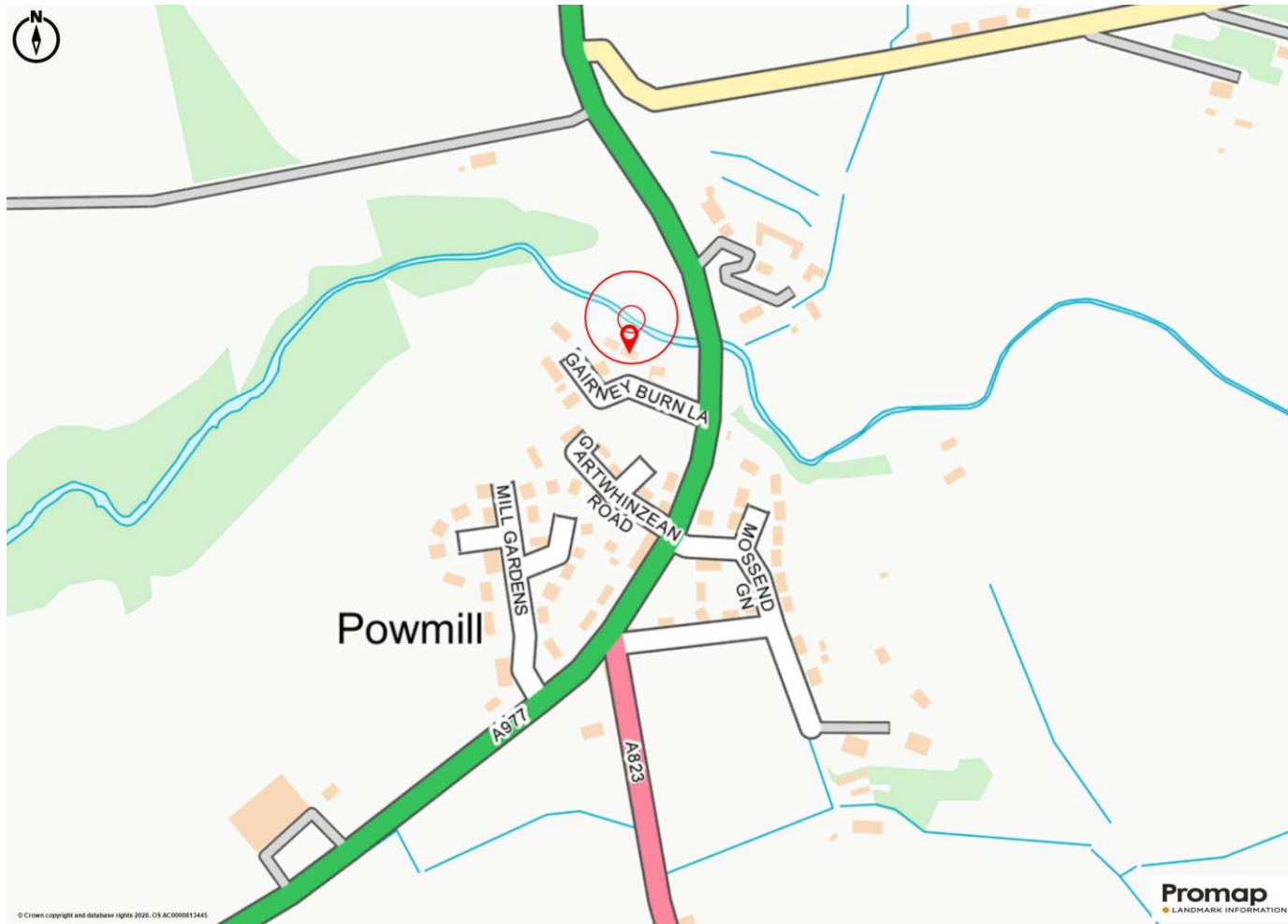


Lower floor



Braeburn,
Gairney Burn Lane,
Powmill,
FK14 7PW.
(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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