




McEwan Fraser Legal

Solicitors & Estate Agents

01738 500 655

Kinnaird Bank

MAIN STREET, GLENFARG, PERTHSHIRE, PH2 9NY



Glenfarg

MAIN STREET, PERTSHIRE, PH2 9NY

The village of Glenfarg is steeped in history and community spirit offering well-organised village fetes and folk music festivals amongst other activities. Like all good villages, it offers the local shop and an excellent local school. Indeed, the area is well served by excellent schooling including Arngask Primary, the recently built Loch Leven Community Campus in Kinross, Craigclowan, Strathallan, Kilgraston and Dollar Academy all within reasonable driving distance and Glensalmond College slightly further to the North.

Large open playing areas and parkland and arboretum ensure pleasing summers spent out of doors. Glenfarg has much to offer by way of sporting pursuits including strong equestrian facilities, fantastic bowling green and tennis courts, hillwalking, fishing and so on. Most other sporting and leisure opportunities lie in either Kinross or Perth, including curling rink, cricket clubs, golf courses, swimming pools, etc in nearby Kinross.

At just 30 miles from Edinburgh and a 15-minute drive south of Perth, this property offers easy access to the M90 motorway easily connecting Glenfarg to all areas within and beyond the central belt.



HALLWAY



Kinnaird Bank

MAIN STREET, GLENFARG, PERTSHIRE, PH2 9NY

McEwan Fraser Legal is delighted to present this 5-bedroom home in the popular village of Glenfarg. The property is ideal for a growing family or those who like to entertain and offers bags of character. The house sits in the heart of the village with good arterial transport links. Inside, the property comprises of:

- Country style kitchen.
- Spacious drawing room with fireplace and built-in bookcases as well as fine period features and a bay window.
- Formal dining room or sitting room with fireplace and period features.
- 5 bedrooms over three floors.
- Wet room on ground floor (along with bedroom 1).
- Family bathroom on first floor with free-standing bath.
- Study area at top landing.
- Large basement currently utilised as a music room/den.
- Summer-house in garden.

In addition to this, the property includes parking to the side of the house and a large garden to the rear. This is a rare opportunity to acquire a village home big enough for all the family in a fantastic location.



LOUNGE



KITCHEN



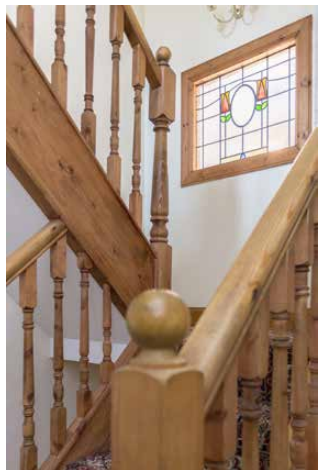
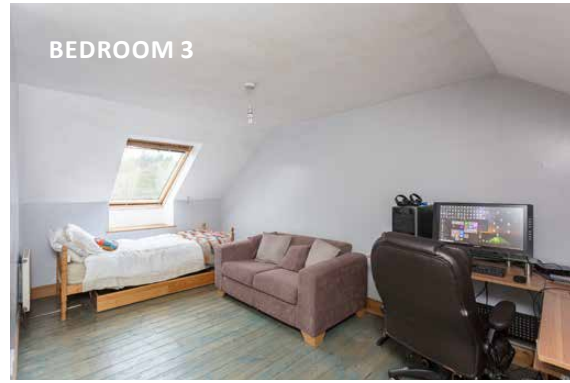
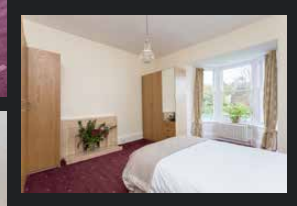
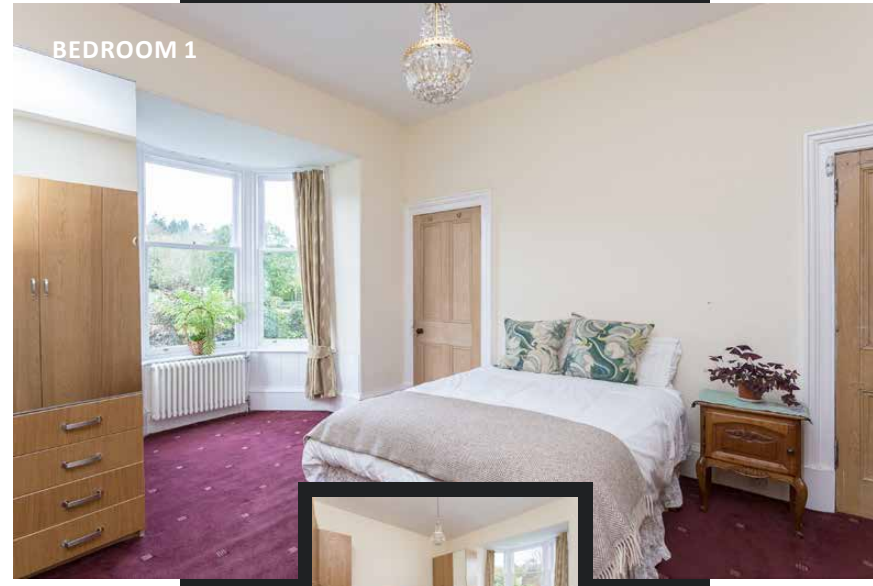
ideal family
FOR A GROWING



DINING ROOM



MUSIC ROOM/DEN



BATHROOM



Specifications

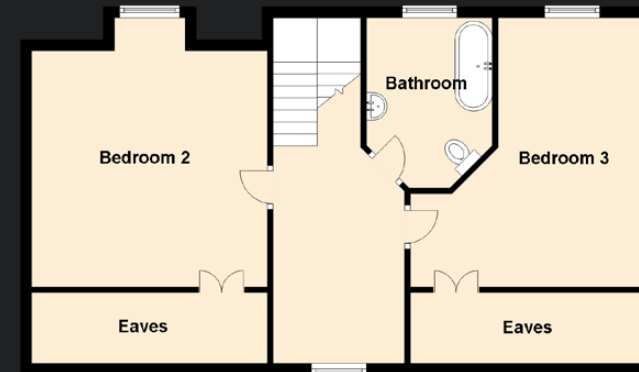
FLOOR PLAN, DIMENSIONS & MAP



Basement



Ground Floor



First Floor

Approximate Dimensions (Taken from the widest point)

Basement	
Bedroom 4	5.20m (17'1") x 3.30m (10'10")
Bedroom 5	3.20m (10'6") x 2.90m (9'6")
Storage	2.20m (7'3") x 1.40m (4'7")
Cellar	11.40m (37'5") x 5.30m (17'5")

Ground Floor	
Bedroom 1	4.40m (14'5") x 4.30m (14'1")
Dining Room	4.30m (14'1") x 4.00m (13'1")
Lounge	5.20m (17'1") x 4.20m (13'9")
Kitchen	3.30m (10'10") x 3.20m (10'6")
Shower Room	2.00m (6'7") x 1.70m (5'7")

First Floor	
Bathroom	3.10m (10'2") x 2.30m (7'7")
Bedroom 3	4.90m (16'1") x 4.30m (14'1")
Bedroom 2	4.30m (14'1") x 4.20m (13'9")

Gross internal floor area (m²): 184m² | EPC Rating: F

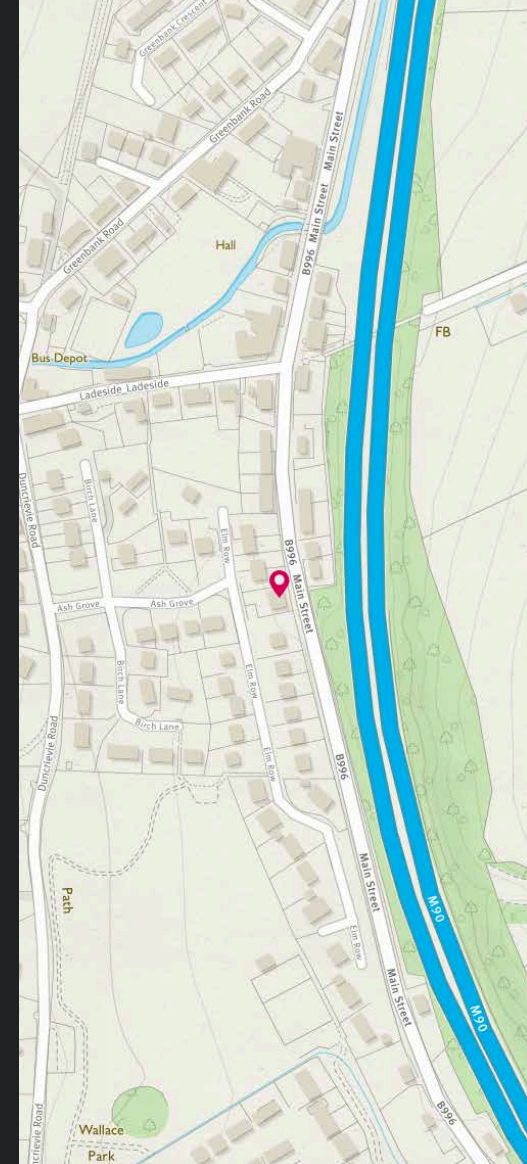


Image credit: <https://www.outline-survey.co.uk/sample/>




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
GRANT LAWRENCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer