




McEwan Fraser Legal

Solicitors & Estate Agents

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Elm Cottage

MAIN STREET, GLENFARG, PERTH, PERTSHIRE, PH2 9NY



GLENFARG

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, Graigclowan, Strathallan, Kilcraston and Dollar Academy all within reasonable driving distance and Glenalmond College slightly further to the North.

Large open playing areas, parkland, and arboretum ensure pleasant 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, Hill walking (don't forget to take the dog!) 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.

ELM COTTAGE

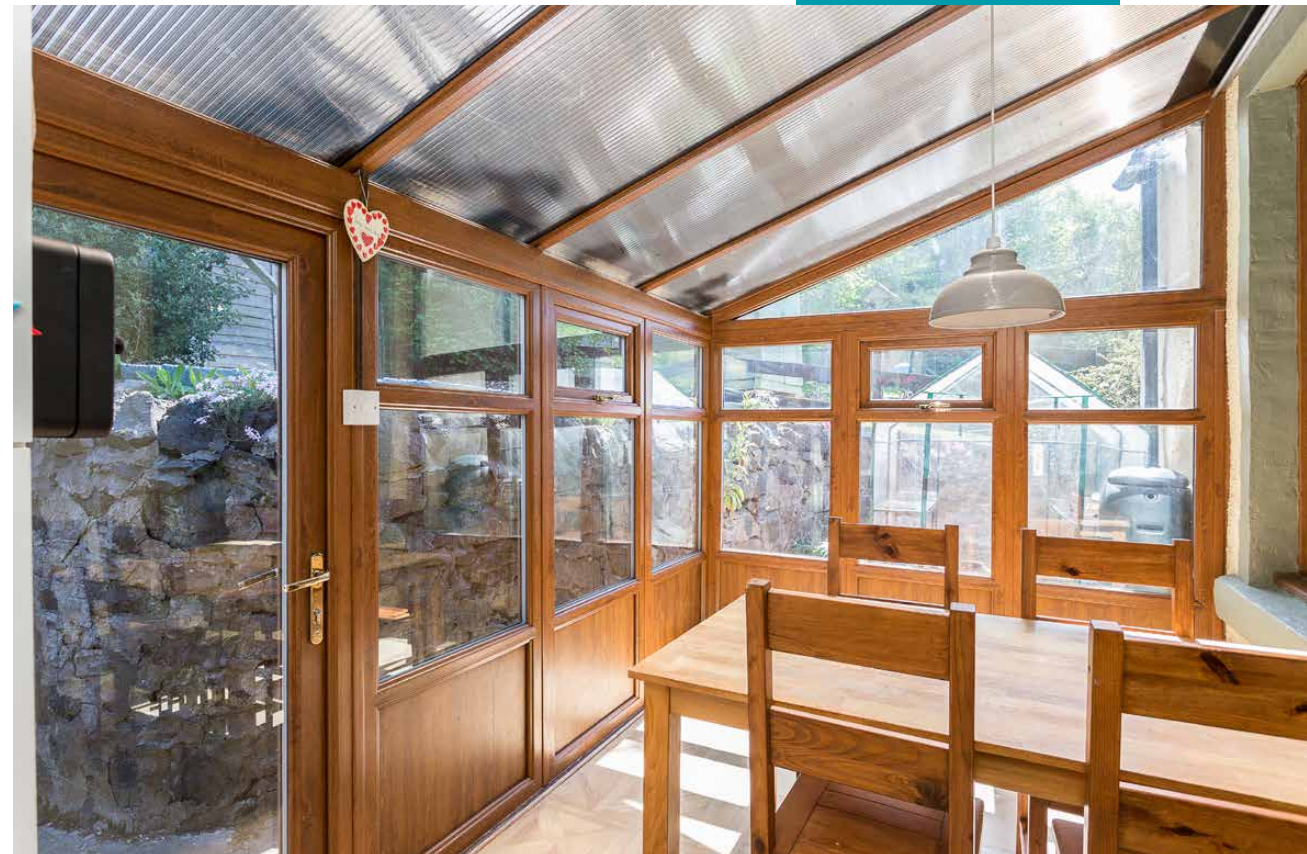
Part Exchange Available!

We're delighted to offer onto the open market this unique detached family cottage situated on the outskirts of Glenfarg. The cottage enjoys a detached garage to the side with driveway and space to the front offering ample off street parking. You walk into the cottage from the front into the hallway where you access the three bedrooms in front of to the right of you. One double and two singles. To the other end of the cottage is the living room with a front aspect, fireplace with open coal fire which can also burn logs and access to the rear hallway.

From the hallway, you have a cupboard which is used as a small study area for the children. The bathroom is beautiful and finished off with a lovely iron claw bath with circular shower head over, WC and pedestal wash hand basin.

The kitchen is modern and offers various cupboards and units, ceramic sink with stainless steel tap. Appliance space for a cooker, upright fridge/freezer, washing machine and dishwasher. The conservatory leads on from here and acts as a dining room for the owners. You can also access the garden from here.

Outside to the rear of the property are four outbuildings and the detached garage. To the other side of the property is the large garden grounds which are very impressive and are enclosed by fences and mature hedging. You really need to view the garden grounds to fully appreciate them.



**OUTBUILDINGS, DETACHED
GARAGE AND DRIVEWAY TO
THE SIDE AND FRONT**



SPECIFICATIONS

Floor Plan, Dimensions and Location



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.60m (11'10")
Kitchen	3.70m (12'2") x 2.30m (7'7")
Diner/ Conservatory	4.40m (14'5") x 2.30m (7'7")
Store/ Small Office	1.20m (3'11") x 1.10m (3'7")
Bathroom	2.30m (7'7") x 1.70m (5'7")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 2.00m (6'7")
Bedroom 3	2.70m (8'10") x 1.80m (5'11")
Garage	5.00m (16'5") x 2.50m (8'2")

Gross internal floor area (m²) - 71m²

EPC Rating - E

Extras (Included in the sale): Floor coverings, blinds, open coal fire and light fittings are included in the sale.

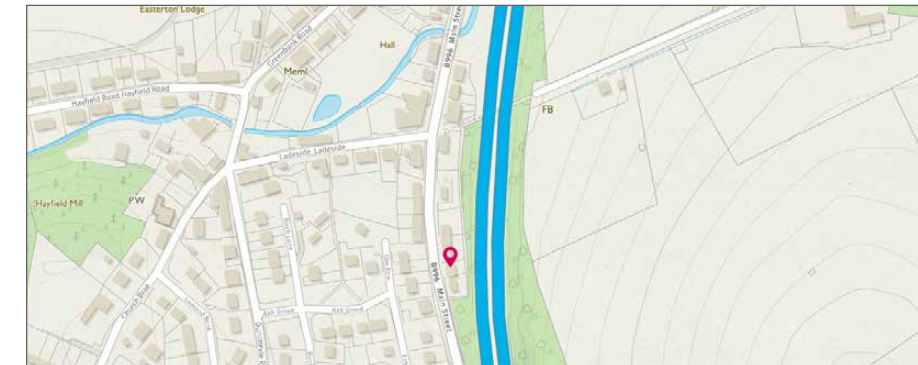
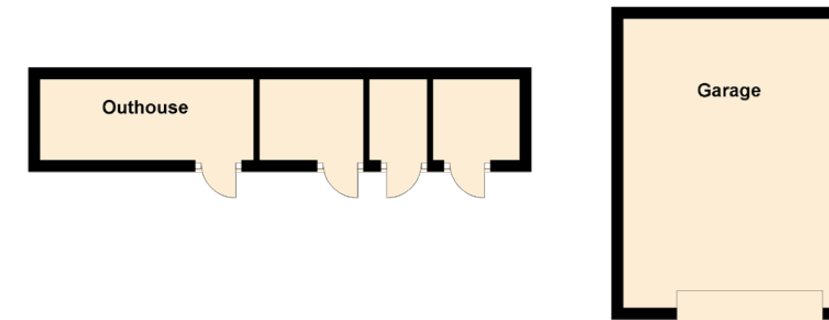


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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Part
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