



Nether Auchlinsky Cottage,
Glendevon, Perthshire, FK14 7JX

Nether Auchlinsky Cottage, Glendevon, Perthshire,

Glendevon 1.3m Muckhart 1.5m Dollar 5m Jct. 6+7 M90 + Kinross 8m Gleneagles 7m Dunfermline 14m Perth 23m Edinburgh 34m Glasgow 40m

A Large Detached, four bedroom, two public room, single storey, country house set amongst the picturesque Ochil hills with views over Castlehill Reservoir

LOT 1 - The House and 1.28 acres Interior

- Garden Room Conservatory
- Entrance Hall
- Lounge
- Sitting room/Dining room
- Kitchen
- Utility room
- South Hall
- Bedroom 4, 3+2
- Jack and Jill Bathroom
- East Hall
- Bedroom 1
- En Suite
- Large Conservatory, neighbouring fields

Exterior

- Lovely views of the Ochil Hills and Reservoir
- 1.28 acre garden with scope for log home
- Tarred Driveway
- Car parking spaces and double garage

OFFERS OVER - £375,000

HOME REPORT - £425,000

SELLER - MR TOM DAVIS

**OPTION TO BUY LAND
CURRENTLY OWNED**

BY A NEIGHBOUR 2.5 ACRES - £25,000



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,

Fife KY12 7PD 01383 722454

29 York Place, Edinburgh EH1 3HP 0131 478 8708

HOME REPORT & EPC refer to www.packdetails.com Ref: 381458

EPC Rating – D



SITUATION

This large country house sits above the Castlehill Reservoir between the villages of Glendevon and the Muckhart. Crook of Devon also lies a short drive/cycle away. All three villages have pubs serving excellent food, including the Tormaukin hotel which was featured in the Michelin Eating out guide 2013. There are any number of activities in the area with numerous golf courses, including Muckhart and Gleneagles. There are miles of walkways and footpaths on the doorstep through the Ochil hills. Dollar is a very pleasant village with a small number of amenities including a bank, bakery, co-op and delicatessen. Dunfermline or Kinross provide a wider range of amenities including supermarkets, leisure centres a cinema complex and excellent bus links. Fishing is a stone throw away on Castlehill reservoir and Glensherup reservoir.

Schooling is available at Muckhart Primary and the highly regarded Kinross High School as well as privately at Dollar Academy which is highly sought after.

For the commuter there is good access to the motorway network via Milnathort, while for those needing to commute further afield both Glasgow and Edinburgh International Airports can be reached in less than an hour.

DESCRIPTION

The Property was originally two farm cottages that have been joined together and further extended. There are solar panels for hot water and PV panels on the South facing roof. The PV panels generate about £800 a year selling electricity to the grid. A recently installed oil fired boiler as well as a log burning stove that help cut down heating bills.

There is an extensive garden with scope for development in terms of securing planning consent for another house plot/garden houses or stables. There is a tarmac drive with plenty of room for cars as well as a double garage.



ACCOMMODATION

Garden Room Conservatory 5.2m x 2.6m (S & E)

Outlook to front garden and car parking area, tiled floor.

Entrance Hall 7.8m x 2.4m

Access to lounge sitting room and the south hall. Two hatches to attic.

Lounge 6.8m x 5.2m (N & E)

Lovely bright room with two glazed French doors, one with side panel with lovely views over the garden and reservoir. Attractive fireplace with ornate wooden mantle plus marble insert and hearth with bronze surround.

Sitting/Dining Room 4.8mx3.5m, 2.7mx3.5m (N & W)

French doors with views of reservoir, three bay windows with lovely views West, South and North, Wood burning stove.

Kitchen 6.6m x 5.0m (W & E)

10 wall and floor units, sink unit, electric double oven and hobs, hatch to attic, two year old oil fired boiler. Partly glazed doors to dining room and garden room.

Utility Room off Kitchen 3.8m 1.7m (E)

Floor units and sink, plumbing for washing machine and spin drier, hot water tank and electric metres, hatch to attic.

South Hall 13m x 1.6m max (SSS)

Off entrance hall. Access to bedrooms 4, 3, 2 and bathroom.

Bedroom 4 3.6m x 3.5m (N)

Windows to North with shelf to sit. Lovely views

Jack and Jill Bathroom 4.0m 1.4m (N)

Fully tiled walls, Jacuzzi bath, WC, wash hand basin and fan.



Bedroom 3 **4.0m 1.4m** **(N)**

Window North with views over the garden to the reservoir.

Bedroom 2 **4.5m x 3.4m** **(N)**

Window to North with views over the garden to reservoir, shelved walk in cupboard (1.4m x 0.6m).

East Hall **8.55m x 1.5m** **(S & E)**

Lovely views to South, access to conservatory and master bedroom, shelved built in linen cupboard (3.2m x 0.5m).

Bedroom 1 **5m x 4.65m** **(E)**

Beautiful large room with fitted chest of drawers and matching wardrobe. Lovely views to the garden.

En Suite **4m x 3.2m** **(S & E)**

Large Jacuzzi corner bath, WC and wash hand basin in vanity unit. Bidet fitted, Jacuzzi shower in corner cabinet, partly tiled walls, sauna, down lighters.

Conservatory **6.6m x 1.5m** **(N, E & W)**

A large bright conservatory with broad wood sill and dado rail.

EXTERIOR

Garage

A double garage set away from the house at the bottom of the drive.

Garden

The property sits within a private 1.28 acre garden with some mature trees. Perth and Kinross council's policy for housing in the countryside may allow a detached house or log house to be constructed in the garden, subject to planning.





View from the back garden over the Reservoir



VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel : 01383 722454 or Rod McCrae on 07711 561814 (evening and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

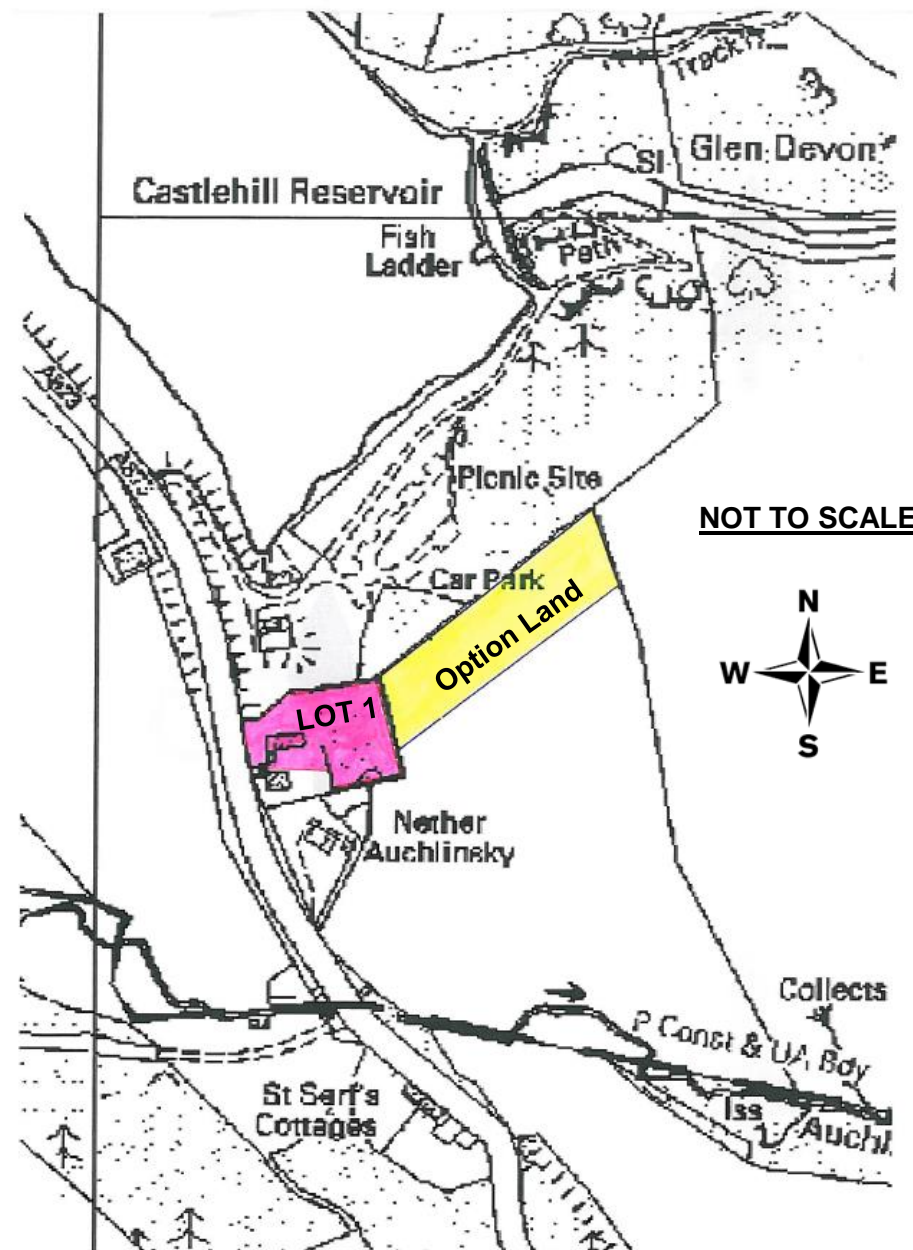
PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

Offers must be submitted in Scottish legal terms to the selling agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents.





AUCHTERARDER

DUNNING



MILNATHORT

+

CROOK OF DEVON

DOLLAR

DUNFERMLINE

Directions

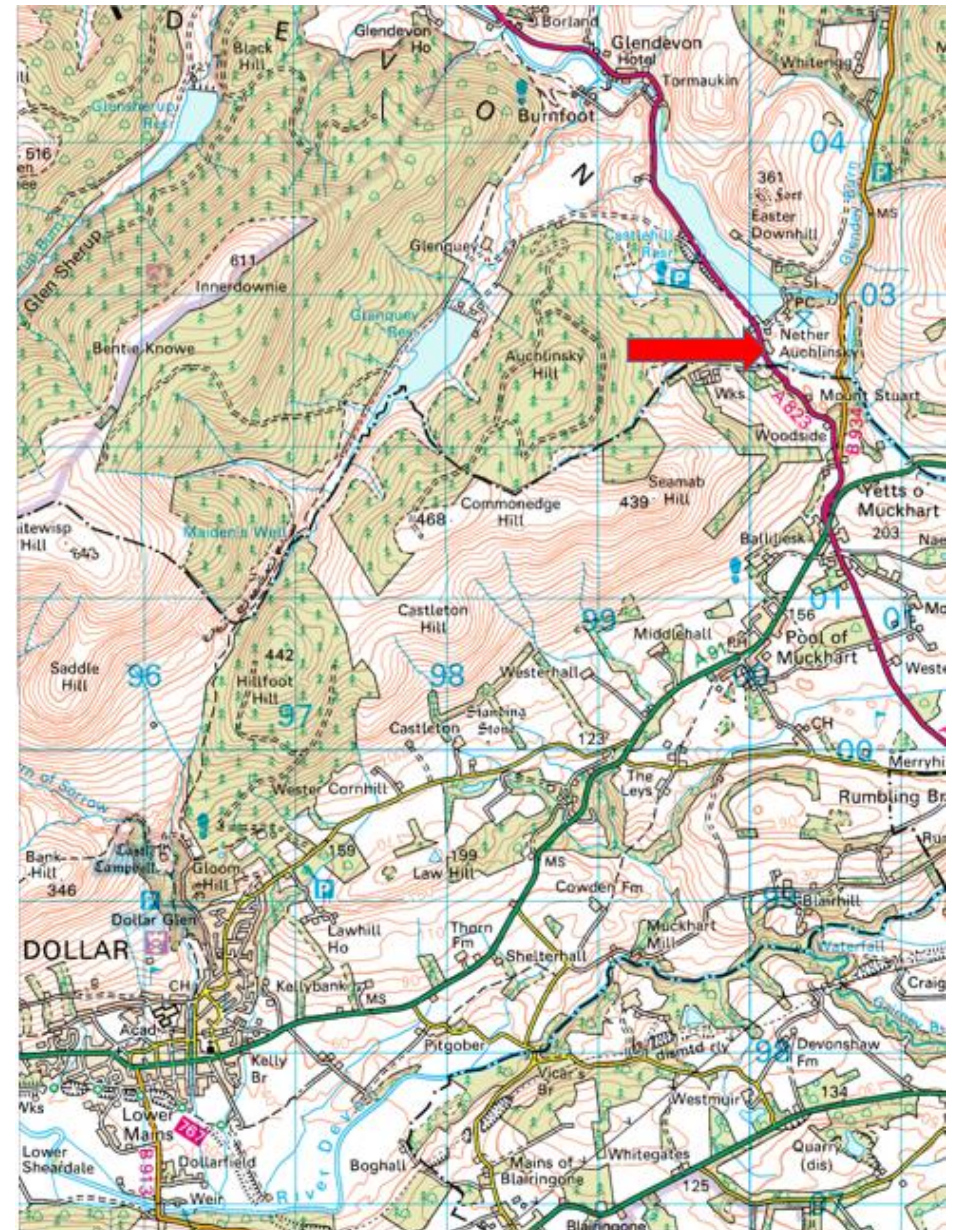
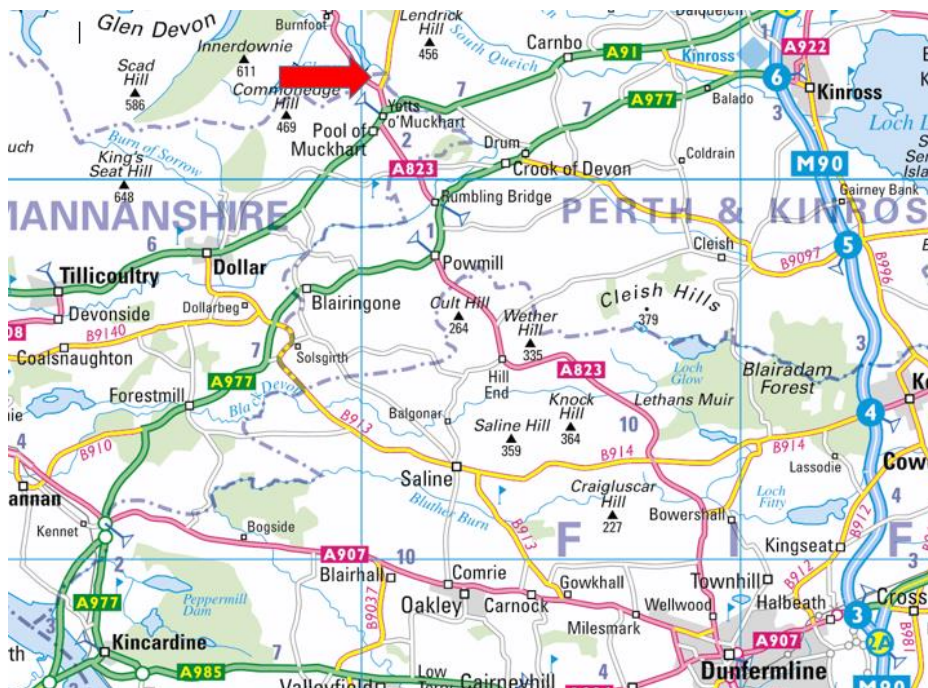
From Kincardine Bridge:

Head on the A977 towards Kinross. Just after Powmill take the A823 towards Crieff and Glendevon, continue on this road when you reach the Muckhart crossroads. Remain on this road for half a mile, Nether Auchlinsky is the last of three white house's sat up from the road on the right hand side. If the road straightens up and passes the reservoir you have gone too far.

From M90:

From the North: Leave at junction 7 at Milnathort and take the A91 towards Stirling. At the Muckhart crossroads turn right onto the Crieff road and continue as above.

From the South: Exit the motorway at junction 6, turn left heading towards Crook of Devon. Turn left onto the A977 at Crook of Devon towards Kincardine. At Rumbling Bridge take the A823 towards Crieff and continue as above.



LOCATION PLANS

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