

**J & G  
WILSON**

**Whispering Pines, Mawcarse, Milnathort, Kinross, KY13 9SJ.**

**A luxury country house in 1.53 acre grounds with lovely views. Offers over £750,000.**



## Particulars of Sale

**Milnathort 2 miles, Kinross 3 miles, Perth 17 miles, Dunfermline 21 miles, St Andrews 26 miles, Dundee 28 miles & Edinburgh 33 miles.**

**An individually built luxury detached home (2001) extending to 3,292 square feet (306 sq m) and enjoying a secluded position with lovely rural views.**

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### **PARTICULARS OF SALE**

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#### **DIRECTIONS**

From Kinross travel north along the Muirs towards Milnathort. At the centre of Milnathort turn right at the roundabout onto New Road. Follow the road leading out of Milnathort for approximately 1 mile. Turn right sign posted Arlary and follow the road for approximately 0.5 miles. Whispering Pines is situated on the left hand side.

#### **SITUATION**

Whispering Pines enjoys a lovely rural position within easy reach of Milnathort and Kinross. The surrounding area is perfect for dog walking with excellent paths around Loch Leven, rural walks, bird watching, golfing at nearby clubs (Bishopshire, Milnathort & Kinross) and there is a gliding club at nearby Portmoak.

Milnathort is the primary school catchment for Whispering Pines as well offering village amenities including shops, pubs, small supermarket with Post Office, church, bowling club and parks.

Kinross offers secondary schooling of excellent repute and there are a good number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan, Craigclowan, Kilgraston and St Leonards.

Kinross's amenities include 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 supermarket with regular express bus services to Perth, Dunfermline and Edinburgh. The nearby M90 allows quick commuting links to Perth, Dundee, Dunfermline and Edinburgh.

Edinburgh offers superb facilities including shopping, leisure and cultural amenities as well as an airport.









## DESCRIPTION

Whispering Pines is a luxury detached country house built in 2001 to the current owner's design. It is set in lovely mature grounds extending to approximately 1.53 acres (0.61 Ha). The formal gardens are approximately 0.92 acres / 0.37 Ha and there is an adjoining grass paddock of 0.61 acres / 0.24 Ha. The paddock is ideal for equestrian use and the detached garage could be converted to stabling. The formal gardens are mainly in grass with an ornamental pond and an attractive decked area. The property enjoys mature specimen trees on its boundaries. The mono block driveway offers extensive parking.

Internally the design comprises a vestibule, a reception hall, a downstairs toilet, a principal lounge with French doors to the rear gardens, a dining room, a large family room / snug, a fitted kitchen / breakfast room, a utility room, a large upper floor landing, a master bedroom with dressing room, en-suite shower room and sauna, 4 further double bedrooms of which one has an en-suite shower room, a study / potential 6<sup>th</sup> bedroom and a principal family bathroom. There is a good range of in built storage space, oil central heating, double glazing and a security alarm system.

The property has an integral double garage with twin electric doors. There is outside lighting to the property as well as hot and cold water to the driveway. There is a cold water supply to the detached garage.

The property is perfect for couples and families seeking a spacious country home with an excellent land holding for hobby or equestrian use. Viewing is strongly recommended.

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## GENERAL INFORMATION

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**VIEWING** Please contact J & G Wilson 01577 862302 / [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service please call Duncan Fergusson 07979 105615 or [d.fergusson@jgwilson.co.uk](mailto:d.fergusson@jgwilson.co.uk)

**COUNCIL TAX** The property is Band G.

**ENERGY RATING** The property is rated as D (68).

**SERVICES** Mains electricity, mains water, private drainage to own septic tank within the grounds, BT internet connection as well as satellite broadband.

Particulars prepared March 2024.









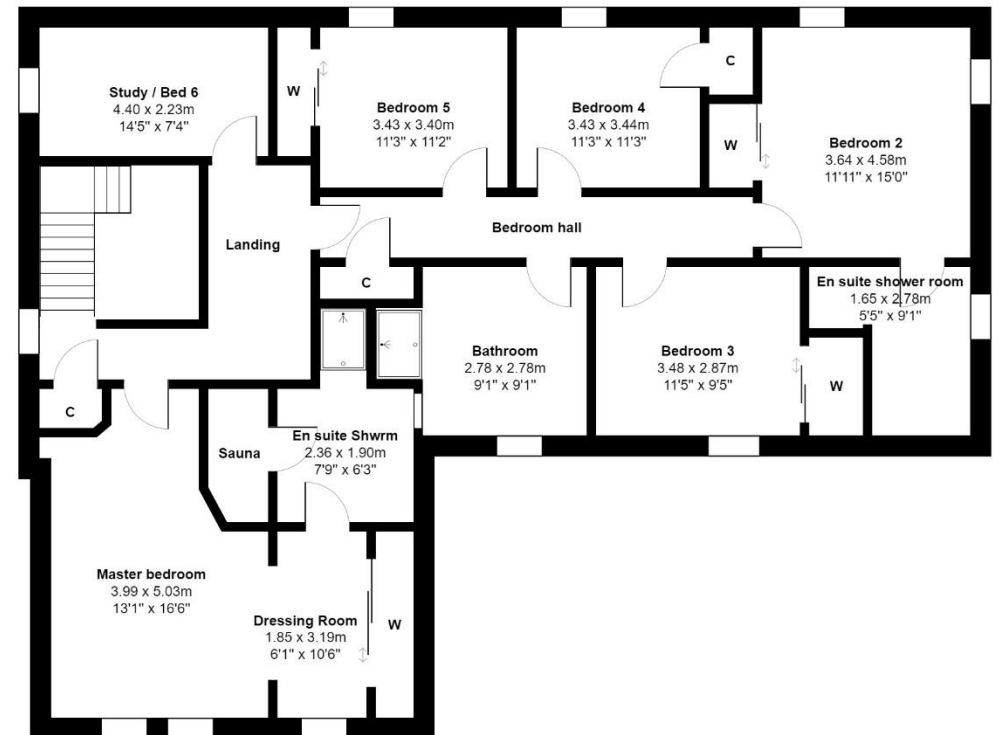
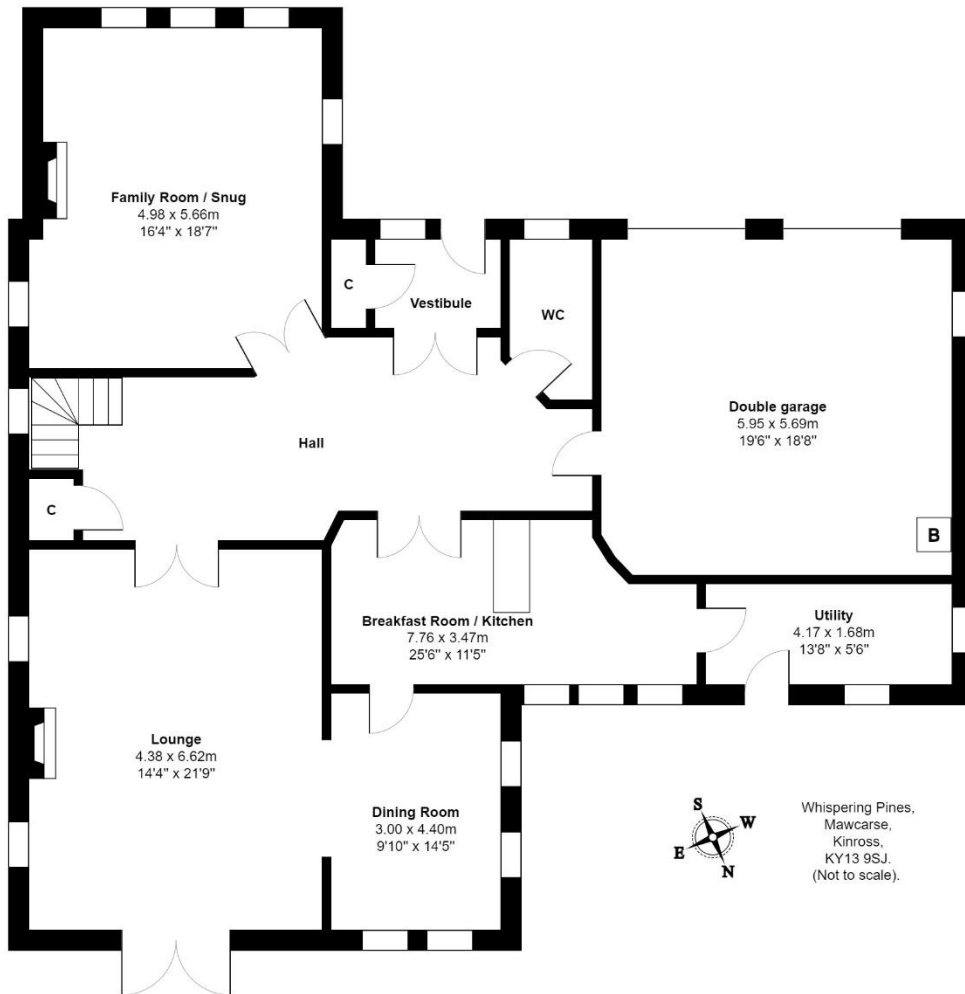


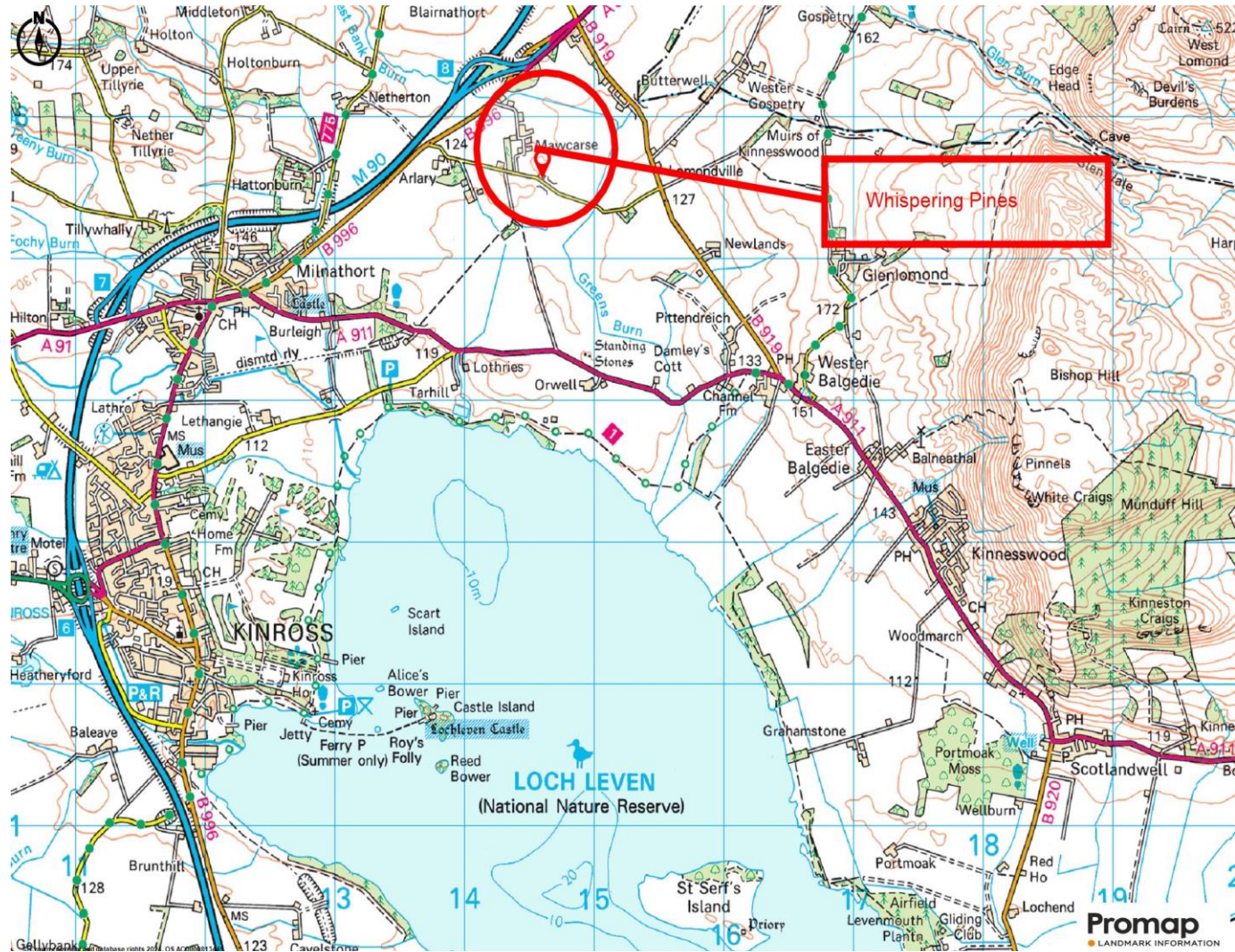












### PARTICULARS AND MISREPRESENTATION

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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