J & G WILSON

Leiland House, Tillyochie, Kinross, KY13 0NL.

A lovely country house set in 0.37 acre walled gardens near Kinross.   Fixed price £525,000.

Particulars of Sale

M90 3.0 miles, Kinross 3.5 miles, Perth 19 miles, Dunfermline 16 miles & Edinburgh 31 miles.

A lovely country house (1983) built in the Georgian style and set within private walled gardens of circa 0.37 acres.

Fixed price £525,000.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel west on the A977 past the motorway services. Follow the road for approximately 2 miles and turn right sign posted Bellfield. Follow the road past Bellfield leading to Tillyochie. Leiland House is set on the left hand side just before the farm.

SITUATION

Leiland House enjoys a lovely rural setting yet is within easy driving distance of Kinross. The property lies in the catchment area for Kinross Primary School and the highly regarded Kinross High School. There are a good number of private schools within easy reach including Dollar Academy, Glenalmond, Strathallan, Craigclowan and St Leonards.

GENERAL INFORMATION

VIEWING   Please telephone J & G Wilson on 01577 862302.
contact@jgwilson.co.uk

COUNCIL TAX The property is Band G.

ENERGY RATING The property is rated as D (60).

SERVICES The property has main electricity and water. Drainage is via the property`s own septic tank.

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
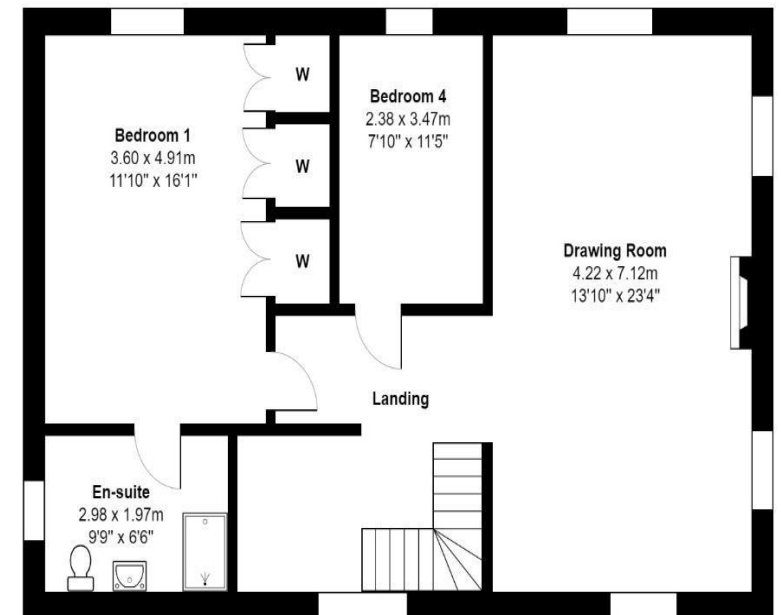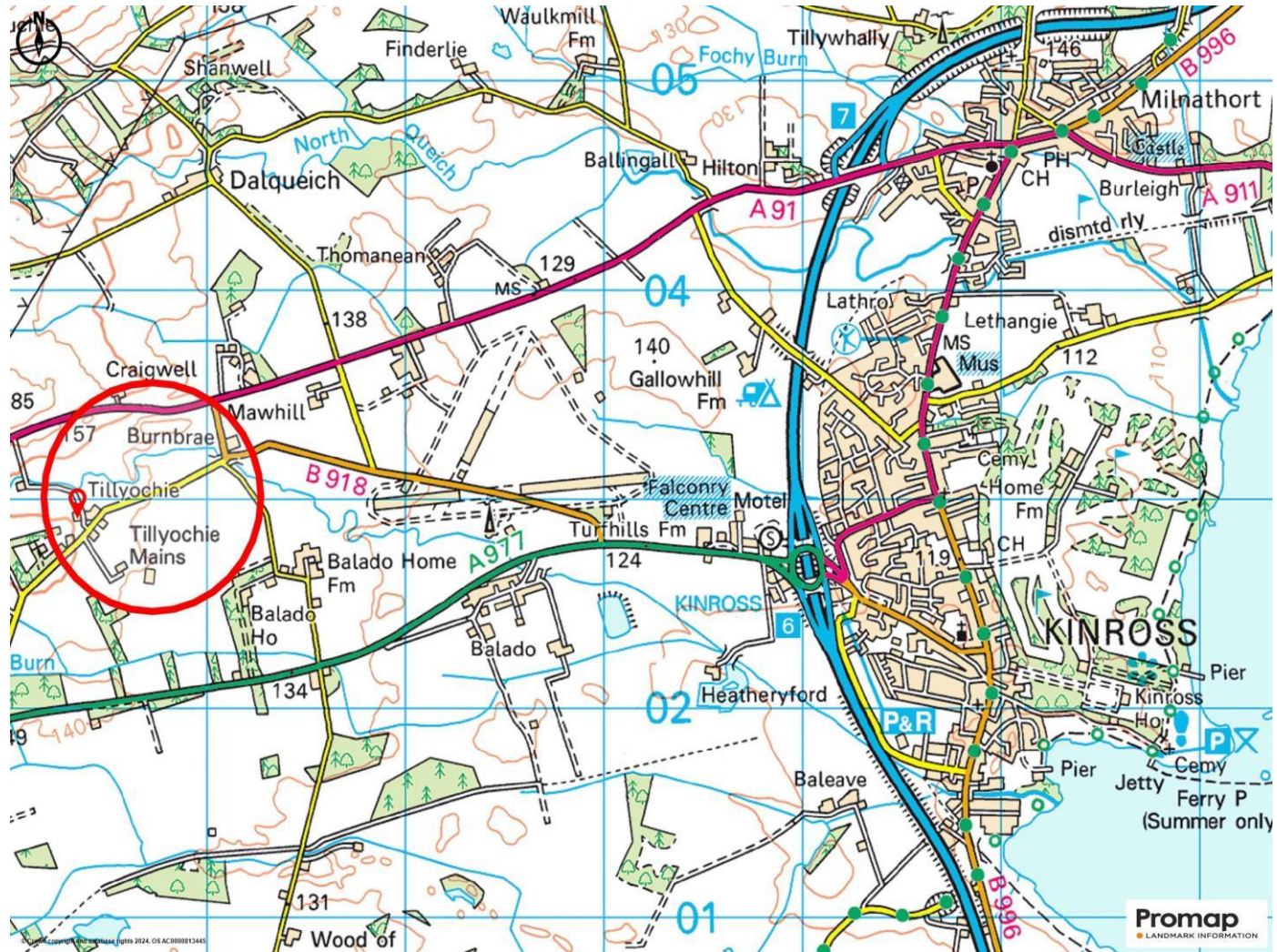
Particulars prepared September 2024.

Bedroom 3
2.94 x 3.44m
9'8" x 11'3"

W

Bedroom 2
2.96 x 3.44m
9'9" x 11'3"

Dining Room / Kitchen
4.22 x 7.14m
13'10" x 23'5"

Lounge
5.94 x 5.84m
19'6" x 19'2"

W

Vestibule

Reception Hall

Bathroom
2.84 x 1.64m
9'4" x 5'5"

Pantry

Conservatory
3.33 x 3.82m
10'11" x 12'6"

Bedroom 1
3.60 x 4.91m
11'10" x 16'1"

W

W

Bedroom 4
2.38 x 3.47m
7'10" x 11'5"

W

Drawing Room
4.22 x 7.12m
13'10" x 23'4"

Landing

En-suite
2.98 x 1.97m
9'9" x 6'6"

Leiland House,
Tillyochie,
Kinross, KY13 0NL.
(Not to scale).

S
E
W
N