

50 Greenbank Crescent, Glenfarg,



Law Location Life



# 50 | Greenbank Crescent | Glenfarg |

Well Presented Semi Detached Villa, situated in a quiet cul-de-sac in the sought after Village of Glenfarg and ideal for First Time Buyers, or Buy To Let Investors.

The well proportioned accommodation comprises;  
Reception Hallway, Open Plan Sitting/Dining Room,  
Breakfasting Kitchen, 2 Double Bedrooms and  
Bathroom.

Externally there are gardens to the front, rear and side  
and ample off street parking.

Viewing is highly recommended and strictly by  
appointment only.







## Accommodation

### Reception Hallway

Entry is from the front into the reception hallway. There is wood flooring, doors to the sitting room and storage cupboard, open access to under stair storage and carpeted staircase to the upper level.

### Sitting Room/Dining Room

The sitting room has wood flooring, built in storage, brick fireplace, window to the front and open access into the dining room. The dining room has ample space for a large table, window to the rear, wood flooring and door to the breakfasting kitchen.

### Breakfasting Kitchen

The breakfasting kitchen has storage units at base and wall levels, worktops, splash back tiling and stainless steel sink and drainer. Appliances include double oven with electric hob\*, extractor fan\* and fridge freezer\*. There is space and plumbing for additional appliances, wood flooring, window and door to the rear and space for a small dining table.

### Upper Level Landing

The upper level landing has wood flooring, doors to 2 bedrooms and bathroom and hatch to the attic space.

### Bedroom 1

A double bedroom with carpeted flooring, fitted wardrobe and storage cupboard and window to the front.

### Bedroom 2

A further double bedroom with fitted wardrobe and storage cupboard, wood flooring and window to the rear.

### Bathroom

The bathroom comprises, bath with shower over, pedestal wash hand basin, wc, vinyl wood effect flooring and window to the rear.

### Gardens

The property benefits from enclosed gardens to the front, rear and side. The rear garden is low maintenance with sun deck and patio area, it is separated by a gate and fence from the side garden which is predominantly laid to lawn with a timber shed. The garden to the front is again fully enclosed and is chipped.

### Parking

There is ample off street parking available close to the property.

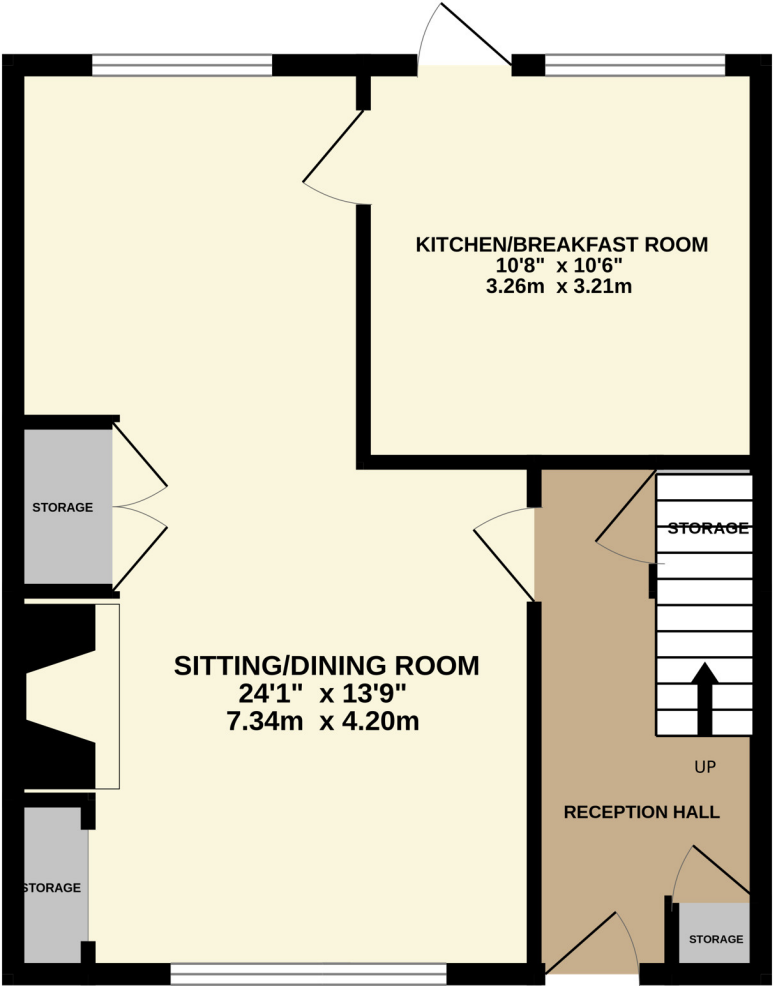
### Heating

Electric storage and convector heating and a hot water tank with immersion heater. (See home report for further details).

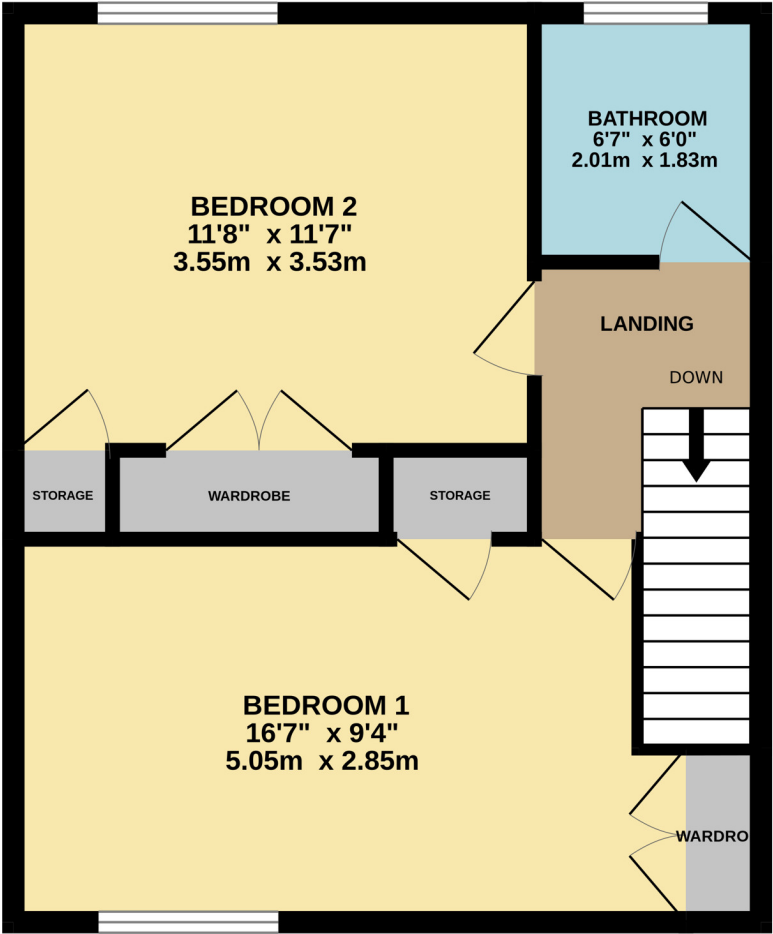
\* No guarantees or warranties.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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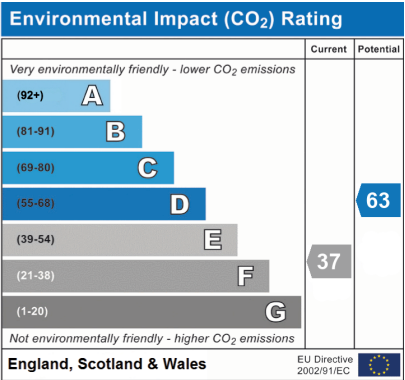
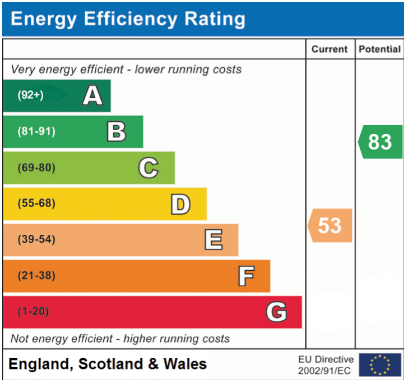
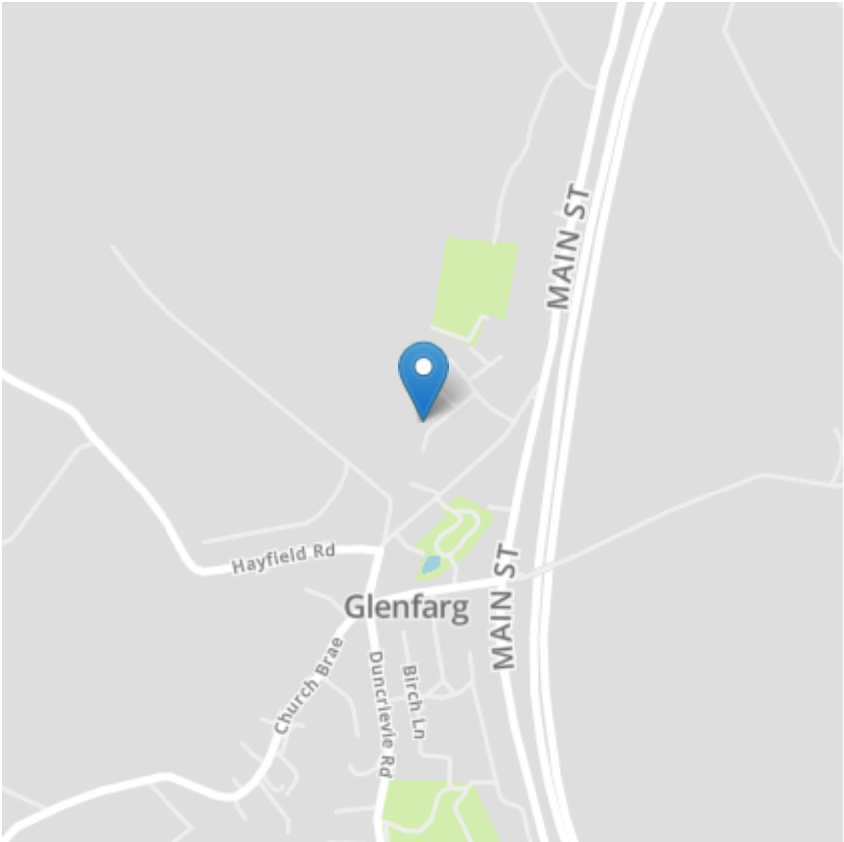






# GREENBANK CRESCENT, - A BETTER PLACE TO LIVE

Glenfarg lies in the Ochil Hills in the picturesque Perthshire countryside. The village provides a number of local amenities, Village Shop, Garage, Village Hall, Public Park and local Primary School. There are also a number of leisure activities, including a Bowling Club and Tennis Courts, with endless opportunities for cycling, walking, horse riding and golfing. Commuting to larger more extensive amenities can be found at Kinross/Milnathort which are only 4/5 miles away and Perth 12 miles or thereby. For the commuter Edinburgh only lies 30 miles away with access to the M90 Motorway being found alternatively at Mawcarse 3 miles or Bridge of Earn 8 miles or thereby. There are a number of schooling options with Arngask Primary School within walking distance, whilst the catchment area includes Kinross High School. Private schooling is also available at nearby Dollar Academy and Strathallan School in Forgandenny.



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Notes of Interest and Offers  
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

