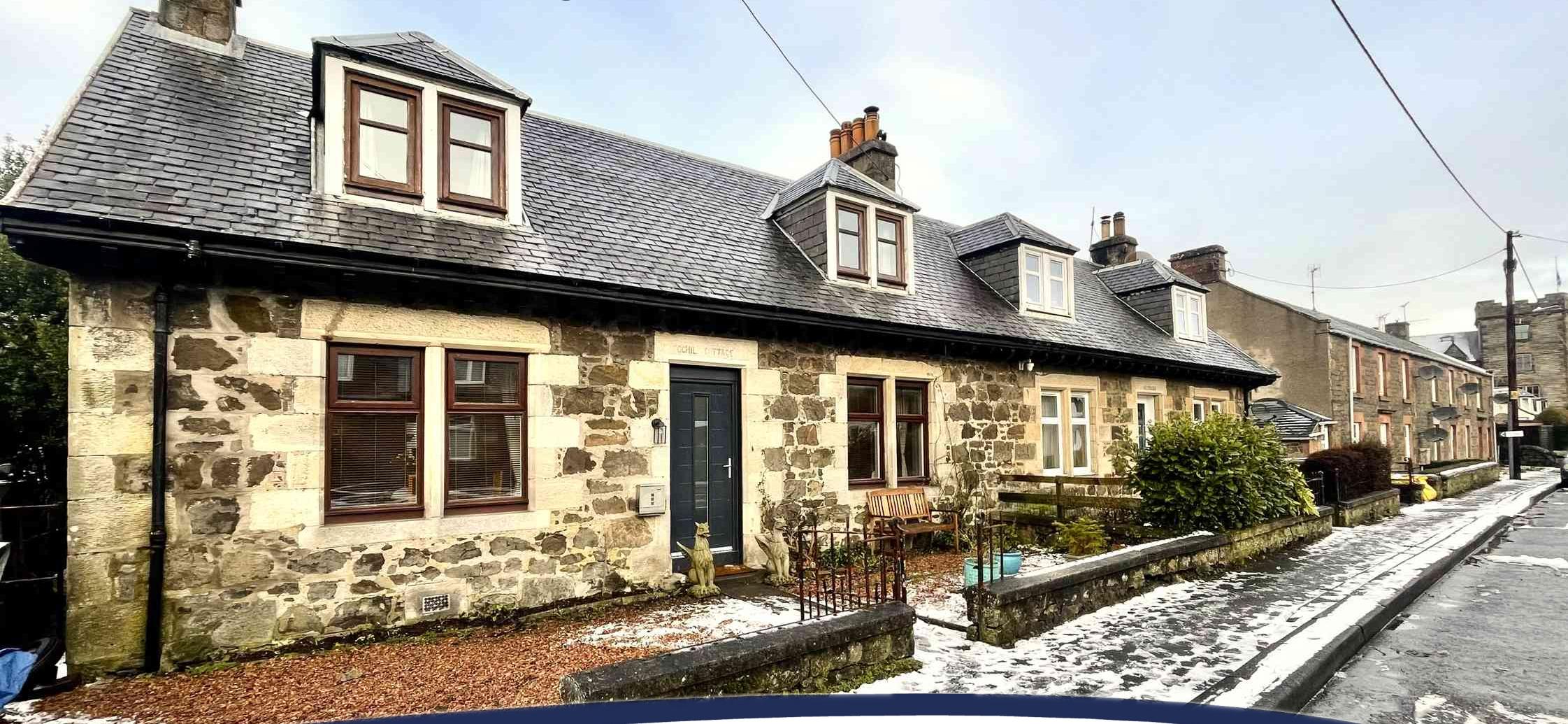


Ochil Cottage Main Street, Glenfarg



Ochil Cottage | Main Street | Glenfarg

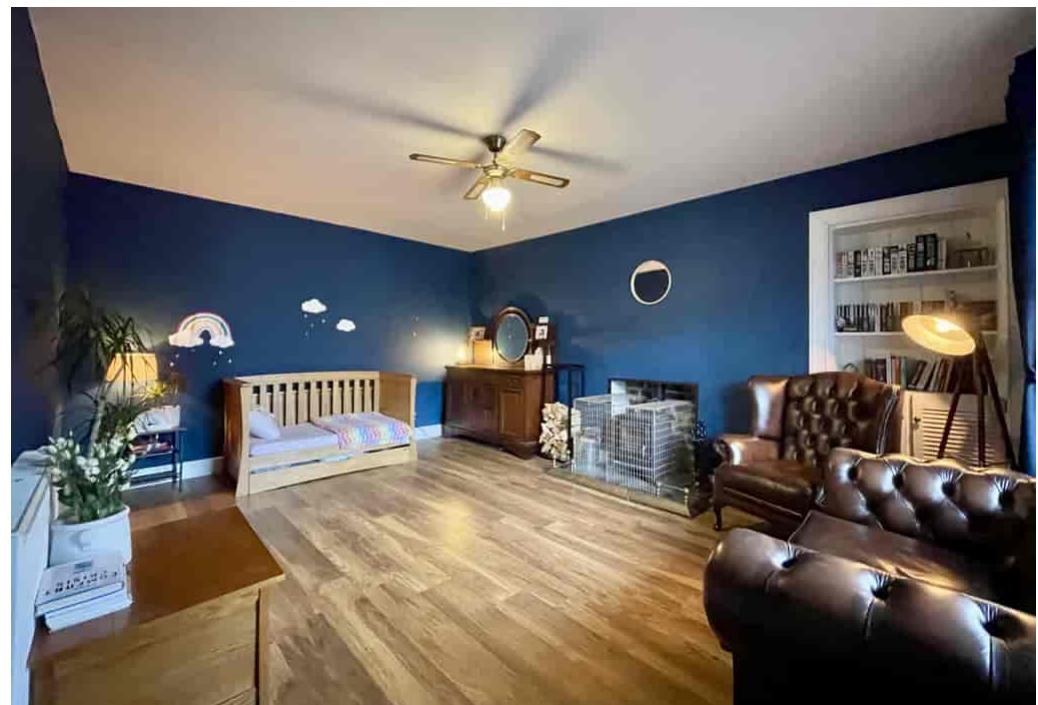
A Charming Traditional Semi-Detached Cottage, built around 1890, set within the highly sought-after village of Glenfarg, offering spacious and flexible accommodation with excellent potential for further development. This attractive home benefits from planning permission for a rear extension, presenting an exciting opportunity for buyers to create a larger family home tailored to their needs.

The accommodation comprises; Reception Hallway, Sitting Room, Dining Room/Bedroom 3, Kitchen, Upper Level Landing, 2 Double Bedrooms and Family Bathroom.

Externally, the property enjoys a generous rear garden, offering excellent outdoor space for families and entertaining, along with private parking to the rear. Additional parking is available to the front of the property for added convenience.

Combining traditional charm with exciting development potential, this delightful cottage represents a rare opportunity to acquire a home in the desirable village of Glenfarg, well placed for local amenities and transport links. Early viewing is highly recommended.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There are doors to the sitting room, dining room/bedroom 3, kitchen, storage cupboard and staircase to the upper level.

Sitting Room

A good sized reception room with window to the front, fireplace with log burning stove, and doors to an Edinburgh Press and the kitchen.

Kitchen

The kitchen has storage units at base and wall levels, worktops, splashback tiling and ceramic 1 1/2 bowl sink and drainer. Fitted appliances include oven, gas hob and extractor fan. There is spaces for a washing machine and fridge freezer, window to the rear and door to the side into the garden.

Dining Room/Bedroom 3

A versatile room which could be utilised as a formal dining room or further bedroom. There is a feature fireplace with log burning stove and window to the front.

Upper Level Landing

The upper level landing has two windows to the rear, doors to 2 double bedrooms, family bathroom and open access to a large storage cupboard which also houses the hatch to the attic space.

Master Bedroom

The master bedroom has a window to the front and built in wardrobe and drawers.

Bedroom 2

A large double bedroom with window to the front.

Family Bathroom

The family bathroom comprises; bath, shower cubicle, wc, wash hand basin, chrome towel radiator and Velux window to the side.

Heating

LPG heating.

Gardens

The property has an enclosed rear West facing garden which is predominantly laid to lawn with patio area, mature tree and shrubs. There is access to the rear parking area, which can accommodate 3/4 vehicles. This parking area is accessed via Elm Row.

The front garden is low maintenance with additional driveway.

EVC

The property benefits from an electric vehicle charging point to the rear.

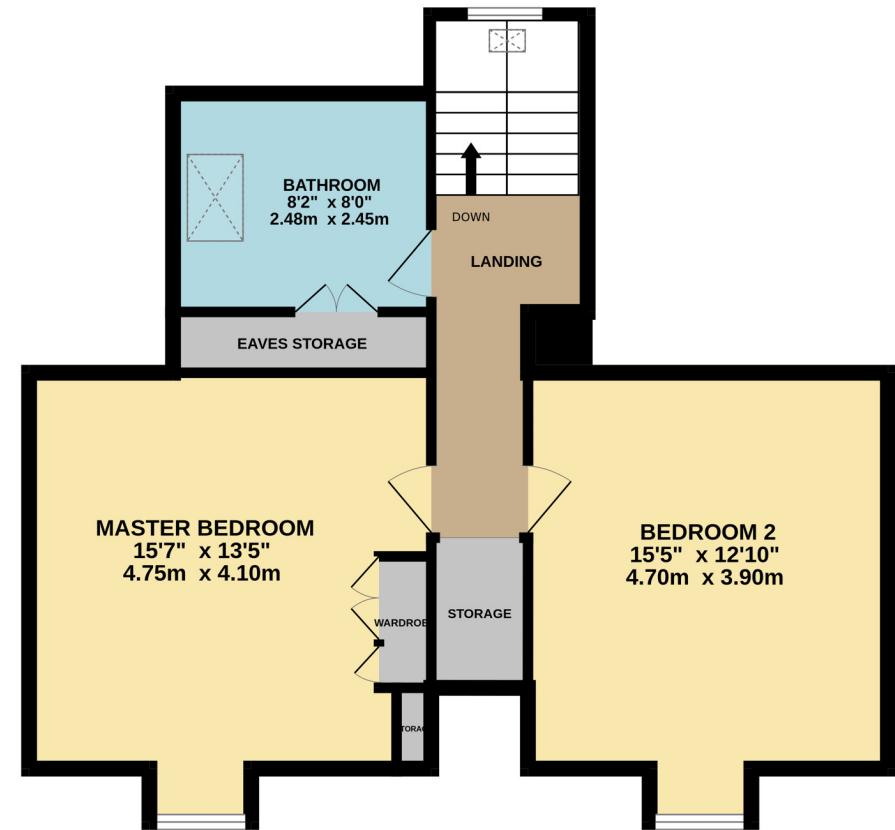
Planning Permission

There is existing planning permission for a rear extension to form a larger kitchen with utility room and shower room on the ground floor and 4th bedroom and bathroom on the upper level. Plans can be accessed on the Perth & Kinross Planning Website using application number 24/01363/FLL

GROUND FLOOR

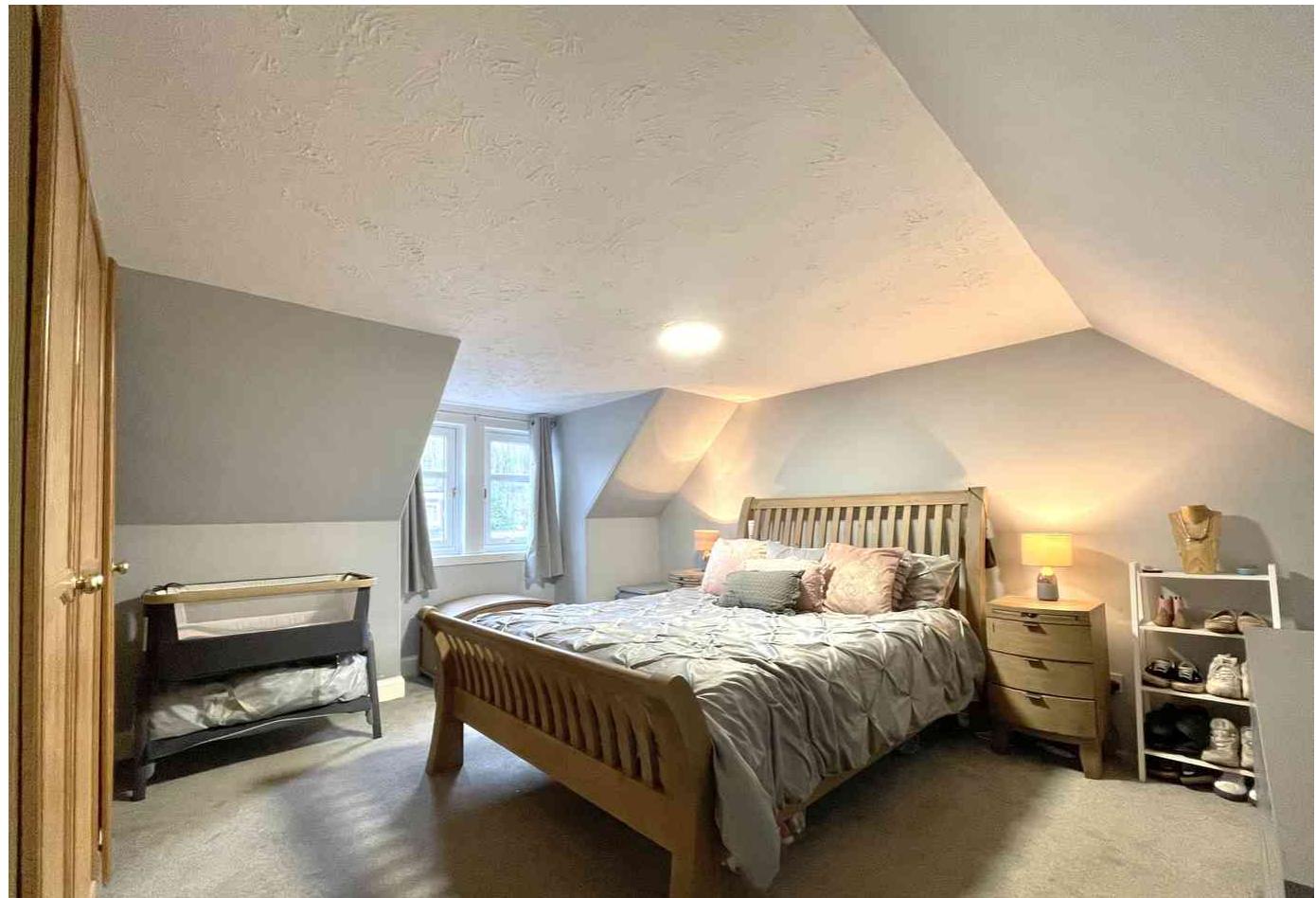


1ST FLOOR



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.

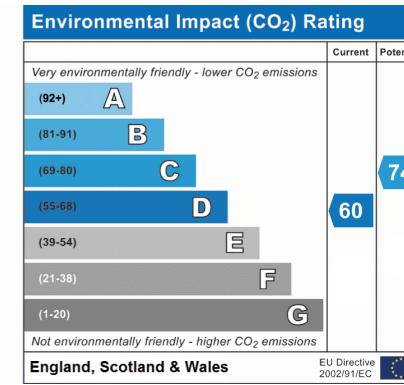
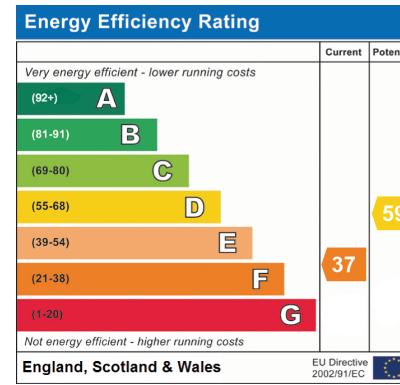
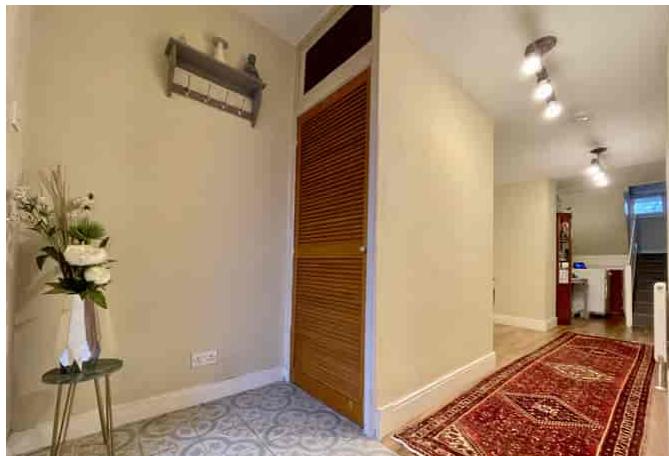
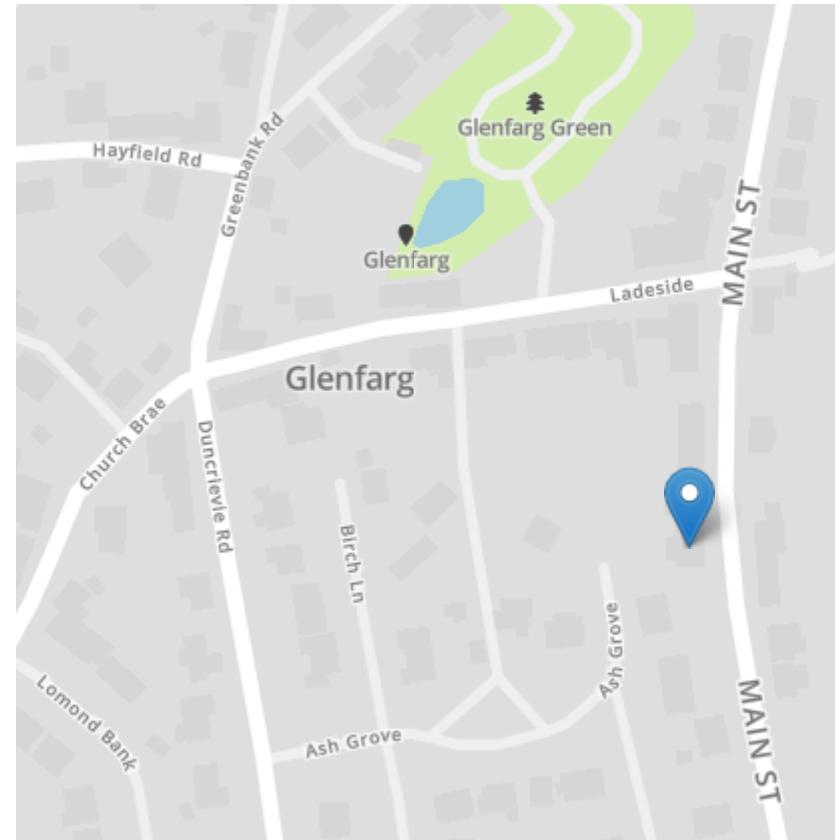
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MAIN STREET, GLENFARG - A BETTER PLACE TO LIVE

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

