

Edendale

Duncrievie Road, Glenfarg



Law Location Life

# Edendale | Duncrievie Road | Glenfarg

Exceptional Detached Bungalow, set on a generous plot in a peaceful edge-of-village position within the highly desirable Glenfarg. Offering substantial, flexible accommodation finished to a high standard and presented in true move-in condition, the property enjoys stunning countryside views.

Designed with modern family and multi-generational living in mind, this is a rare opportunity to acquire a spacious, high-quality home in one of the area's most sought-after village locations.

The accommodation comprises; Reception Hallway, Lounge, Open Plan Dining Kitchen/Sitting Room (Sun Deck), Garden Room, Family Room with Additional Kitchen Area, Utility Room, Office, Master Bedroom (En Suite), 4 further Double Bedrooms (One with Juliet Balcony), Family Bathroom & Shower Room.

Externally, the property is complemented by a large integral garage, driveway and attractive private gardens, offering space, privacy and a wonderful setting for family life.

Viewing is highly advised and strictly by appointment only.





## Accommodation

### Reception Hallway

Entry is from the front into the reception hallway. There are doors providing access to the lounge, family room, master bedroom, bedrooms 2 & 3, family bathroom, storage cupboard, hatch to the large attic space and staircase to the upper level landing.

### Lounge

A generous reception room with large picture window to the front, offering fantastic countryside views and oak fireplace with wood burning stove.

### Family Room with Additional Kitchen Area

A versatile reception room which could be used as a family room or games room. There is a wood burning stove, window to the rear, patio doors into the rear garden, door to the utility room and double doors providing access into the open plan dining kitchen/sitting room. A huge advantage to this room is a second contemporary kitchen area, with worktops, storage at base and wall levels, fitted oven with additional grill, electric hob, extractor fan and integrated fridge/freezer.

### Utility Room

The utility room has storage cupboards, worktops, splash back tiling, stainless steel sink and drainer, space for appliances, window to the rear and door to the side into the garden.

### Open Plan Dining Kitchen/Sitting Room

At the heart of this home is this fantastic open space with contemporary kitchen with storage units at base and wall levels, worktops and 1 1/2 bowl sink and drainer. The feature kitchen island has storage cupboards, seating for 4, 'Neff' induction hob and extractor fan. Additional fitted appliances include, 'Neff' double oven, fridge/freezer and dishwasher. The sitting room area has a window to the front with countryside views and French doors onto a large fully enclosed raised deck.

### Garden Room

The garden room is open plan from the dining kitchen/sitting room and offers additional reception space with doors into the rear garden and views over the countryside to the front.

### Box Room/Office

A small box room which would be idea as office space. There is a window to the rear.

### Master Bedroom

The master bedroom has a window to the front with countryside views, fitted wardrobe and door providing access into the en suite bathroom.

### En Suite Bathroom

The en suite bathroom comprises; wc, pedestal wash hand basin, bath with 'Bristan Glee' shower and chrome towel radiator.

### Bedroom 2

A double bedroom with fitted wardrobes and window to the rear.

### Bedroom 3

A third double bedroom with window to the front and fitted wardrobe.

### Family Bathroom

The family bathroom comprises; bath with shower over, wash hand basin with storage, wc, chrome towel radiator and two wall hung storage cupboards. There is a window to the rear.

### Upper Level Landing

The upper level landing provides access to bedrooms 4 & 5 and the family shower room.

### Bedroom 4

A wonderful fourth bedroom with French doors to the front with Juliet balcony and a fitted wardrobe.

### Bedroom 5

A double bedroom with window to the rear.

### Family Shower Room

The family shower room comprises; wc, wash hand basin with storage, walk in shower, chrome towel radiator and wall hung storage cupboard.

### Gardens

The property is set in large gardens to the front, rear and sides. The rear garden is separated into 2 areas and fully enclosed, with raised grassed area, large patio areas, summer house and timber shed. The front garden has lawn and chipped areas, with mature shrubs and plants.

### Integral Garage & Driveway with EVC Charging Point

The large integral garage has an electric door to the front, two windows to the side, power and electric. There is also an electric vehicle charging point.

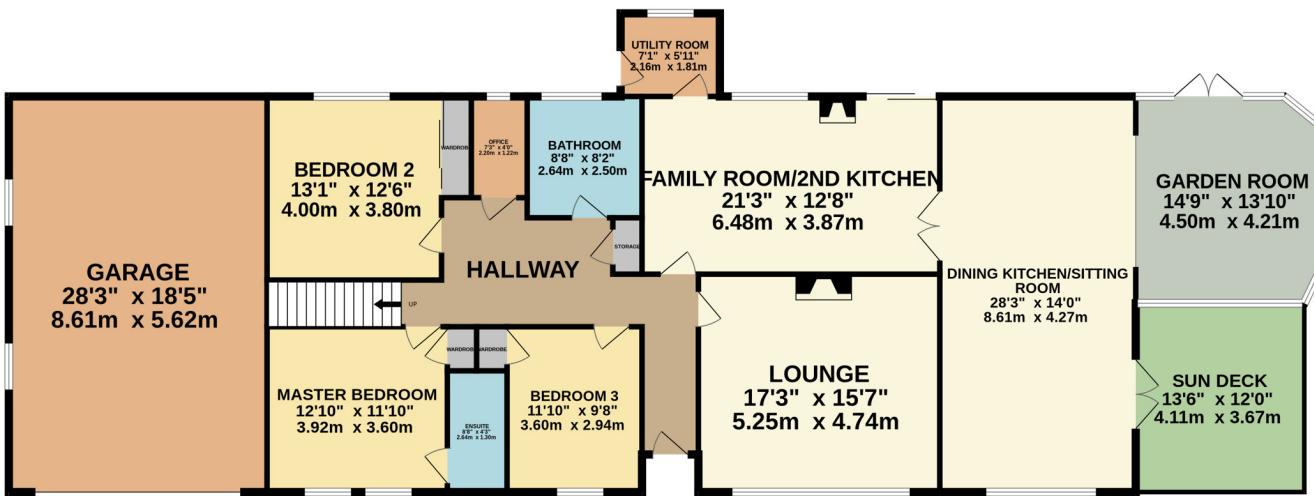
### Heating

Oil central heating.

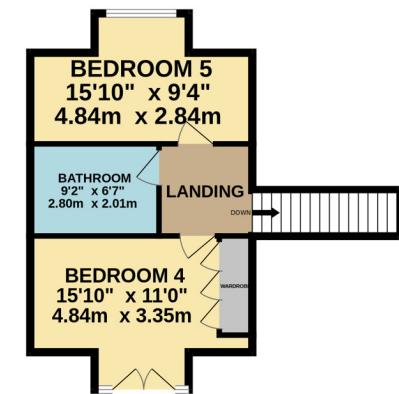
### Internet

The property benefits from full fibre gigabit internet for ultrafast downloads, streaming and enabling working from home.

## 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.

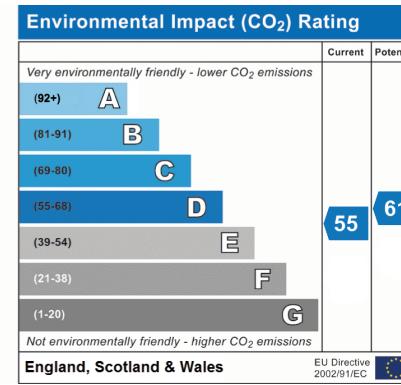
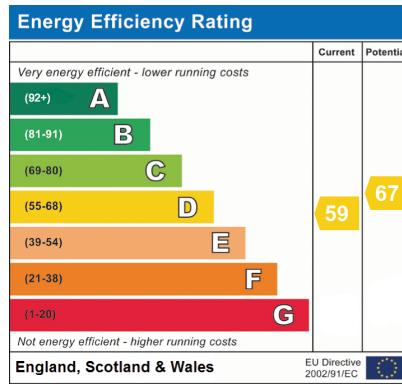
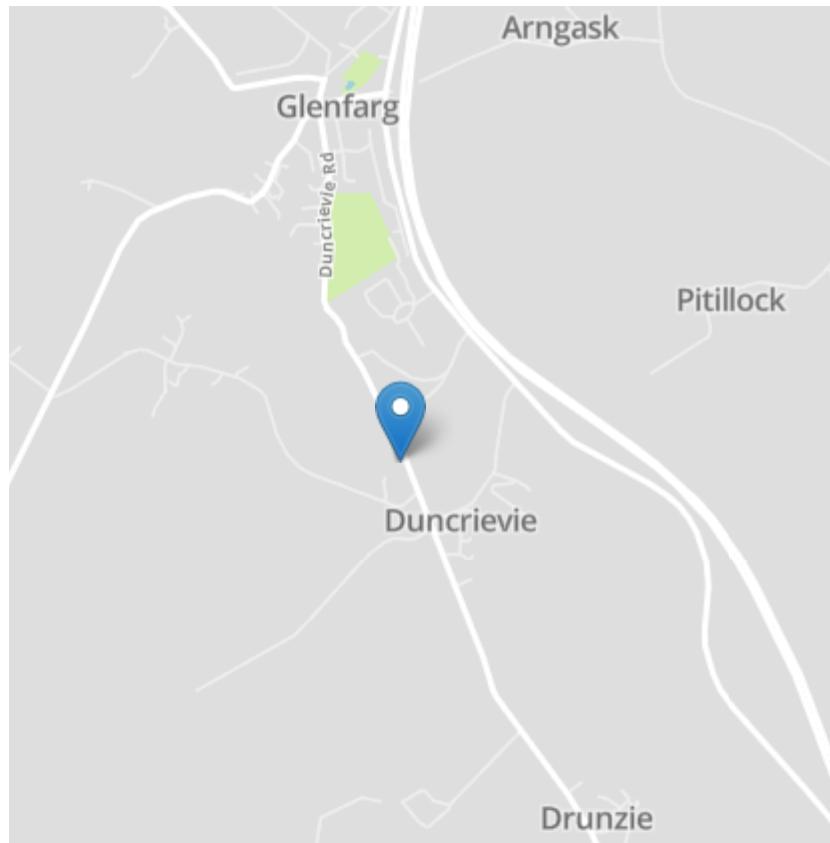
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# DUNCRIEVIE ROAD, GLENFARG - A BETTER PLACE TO LIVE

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 a short drive away, 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.

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

