

# Andersons LLP

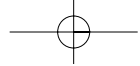
SOLICITORS AND ESTATE AGENTS



- Semi Detached Bungalow
- Sitting Room
- Kitchen with adjacent Dining Area
- 2 Double Bedrooms
- Bathroom
- Attractive Gardens
- Garage
- Street Parking
- Oil Central Heating
- Double Glazing

**Fixed Price £120,000**

**Drumcreek, Station Road, Crook of Devon, KY13 0PG**



A well located semi-detached bungalow in a popular location. The property is excellently appointed throughout and comprises Sitting room, Kitchen with adjacent Dining Area (Dining area previously formed a third bedroom), Bathroom and 2 large Double Bedrooms. The property is well appointed throughout with double wall installation, double glazing and oil central heating system. The property has attractive gardens. Street parking. Single garage. Viewing is highly recommended.

### Location

Crook of Devon is a small village hamlet near Kinross. It has good local services including primary school, and the village shop and pub. All other amenities are available in nearby Kinross, some 10 minutes drive. The area is renowned for its country walks, numerous golf courses and excellent secondary schooling is available at Kinross High School and Dollar Academy. This is an excellent commuter base with the M.90 nearby and the Forth Bridge some 20 minutes drive.

### Travel Directions

Proceed from Kinross into the village of Crook of Devon take the first left into Station Road. Approximately 30 yards down on the right hand side there is a small lane. Follow this lane along bearing right and Drumcrook is the right hand side of the semi-detached bungalows facing.

## Details of Accommodation

### Entry

Entry is gained via a double glazed doorway to the side into a reception vestibule which gives access in turn via a panel glazed door into the hall.

### Hallway

A well presented bright hallway with doors off to main rooms. Hatch to spacious partially floored loft via a ramsay style ladder. Fitted storage cupboard which houses the electric meters.

### Sitting Room

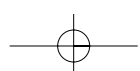
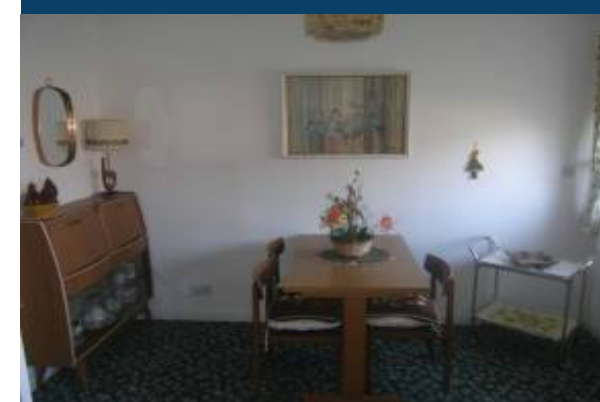
5.37m x 4.12m (17'7" x 13'6")

An excellently appointed room with double glazed windows looking onto the front garden. Focal point fireplace.

### Kitchen with adjacent Dining Section

4.29m x 3.38m (14'0" x 11'1")

A kitchen with adjacent dining area. (The dining section was previously a third bedroom and if required the accommodation could be reformatted to accommodate this in the future.) The dining area and kitchen have double glazed windows looking onto the rear garden. The kitchen is fitted with storage units at base and wall levels, has ample worktop surfaces, Bendix washing machine, fitted electric hob with extractor over and fitted oven. There is space and plumbing for usual appliances. Stainless steel sink and drainer. Splashback tiling. The kitchen also houses the boiler for the heating system.



### **Bathroom**

2.02m x 2.07m (6'7" x 6'9")

A good sized bathroom comprising WC, pedestal wash hand basin and bath with spray attachment over. Heated towel rail. Frosted double glazed window. Bathroom currently has a sliding door but the original door is still available if required.

### **Bedroom 1**

4.10m x 2.98m (13'5" x 9'9")

A good sized double bedroom with double glazed window to the front. This room has a recess ideal for a dressing table and also has a fitted airing cupboard. Space for free standing furniture.

### **Bedroom 2**

4.33m x 2.74m (14'2" x 9'0")

A second double bedroom. Also has a double glazed window to the rear. This room has a shelved fitted cupboard and a built in wardrobe.

### **External**

The property is set in attractive gardens. The gardens are laid mainly to lawn but also have well stocked and mature flower borders. There is driveway parking. The drive extends to an area in front of the front garden section (Access is given to the neighbouring property over this strip of ground). The garden is an attractive feature and also incorporates a drying area. All gutters, downpipes and a major part of the gable woodwork were replaced and the exterior repainted summer 2007.

### **Garage**

There is a garage with an up and over door and an additional doorway to the side. It is provided with electric light and double power point.

### **Heating**

Heating is supplied by an Oil Central Heating system with radiators throughout the property.

### **Extras**

All fitted carpets, curtains, blinds and most light fittings are included.

### **Services**

Electricity, telephone, mains water and drainage are connected to the property.

### **Offers**

These should be in writing to our Kinross Office.

### **Measurements**

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.

### **Viewings**

Viewings by appointment through Andersons LLP - 01577 862 405



*These particulars and measurements while believed to be correct are not guaranteed and prospective purchasers must satisfy themselves with regard to the same. Further particulars from and offers to Messrs Andersons LLP, Solicitors.*

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