

Andersons<sup>LLP</sup>

SOLICITORS AND ESTATE AGENTS



**Offers Over £150,000**

**Development Site, Craighhead Estate, Drum, KY13 0PP**

An excellent opportunity to secure development site in a rural location which commands attractive countryside views.

### **DRUM, KINROSS-SHIRE - A BETTER PLACE TO LIVE**

Drum is a small rural hamlet attractively nestling within the Ochil Hills. The adjacent village of Crook of Devon is peacefully located within 4/5 miles of the M90 Motorway and Kinross. The village amenities include a Post Office, Primary School of excellent reputation, local shop and Petrol Station. Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools including Dollar Academy are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports. Add to the mix a wide range of clubs and organisations and it quickly becomes clear why Kinross-Shire is a popular location for the young and not so young alike. For a more comprehensive list of available activities for all age groups see [www.kinross.cc](http://www.kinross.cc)

This is a former bothy with outline planning consent to be converted to a dwellinghouse. The application reference on Perth & Kinross Council website is 06/02135/OUT.

### **Travel Directions**

Proceeding to the village of Drum from Kinross on the A977 just before the village turn right up the driveway between the first and second sign warning of the 40mph speed limit. Follow this road to the top to Craighead which is a bungalow at the top of the road. The owners of the plot will await your arrival at this property.

### **Viewing**

Viewing by appointment through Andersons LLP 01577 862405

### **Offers**

These should be in writing to our Kinross Office.

