

Andersons^{LLP}

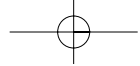
SOLICITORS AND ESTATE AGENTS



- Stunning 5 Bed Detached House
- 3083 SQFT
- 4 Reception Rooms
- 5 Bedrooms
- 2 En Suite Rooms
- Family Bathroom
- WC
- Utility Rooms
- Integral Double Garage
- Contemporary Design
- Traditional Features
- 1/3 Acre

**WESTER CROSSLANDS,
CROOK OF DEVON, KY13 0UL**

Fixed Price £549,000



A stunningly located country dwellinghouse of exceptional quality and bespoke design. The property has been formed by the considerable extension and internal alterations of a former country house and now exudes classic contemporary design with a solid base of traditional features. The property has been completed to an exacting specification throughout with solid timber finishes and high quality bathrooms, kitchen and other main rooms. The property is situated within it's own substantial grounds with an electrically operated security gate to the main entrance from the public roadway. The accommodation is flexible in its utilisation and comprises three reception rooms, cloakroom, luxury kitchen with utility room, family bathroom and five bedrooms with two en suites . The property enjoys a rural location and enjoys attractive aspects both from the property and from the gardens. Viewing is highly recommended and further information is also available from the selling agents or from the builders M & S Character Homes Ltd.

CROOK OF DEVON, 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

SPECIFICATION

External Works

Lateral boundaries formed in 1.8m high close boarded larch lap fencing.

Site is to be enclosed with boundary wall to North including electrically operated gates.

Monoblocked driveway/apron. Loose gravel chip driveway areas to side and front of dwelling.

External Finishes

Painted wetdash render finish to existing dwelling. Extension clad in natural stonework/wetdash render and western red cedar cladding.

Hardwood double glazed sash and case windows and external doors. Cedar lined, electrically operated garage doors.

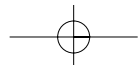
Internal Finishes

Flooring

19mm thick solid oak strip flooring to lounge, hall and dining area; 80/20 twist broadloom carpet to bedrooms and dining room; porcelain floor tiling to kitchen, utility room, wc, bathroom and en suites.

Woodwork

White oak finishes throughout including solid white oak skirtings and architraves.



Kitchen

Ashley Ann 'Lansdowne' oak kitchen furniture with granite worktops and upstands. White ceramic butler sink and NEFF appliances including range cooker/extract canopy/dishwasher/American style fridge freezer and wine cooler. Central kitchen island feature with matching granite worktop.

Sanitaryware

Villeroy and Boch sanitaryware and Hansgrohe mixer taps/showers throughout, incorporating double width, walk-in shower trays, freestanding bath and back to wall wc's.

Stair

Solid oak handrails, newel posts and balusters.

Features & Options

Cornicing in all public rooms. Sash and case effect hard wood windows, south facing bay windows, 12' concertina doors and balcony area to en suite bedroom and Juliet balcony detail to upper landing.

The design & specification of the kitchen fixtures, appliances, lounge fireplace and carpets throughout can be tailored to the purchasers choice by negotiation with the vendor.

Services

Mains pressurised hot water cylinder hot water system.

High efficiency Worcester Bosch LPG fired system boiler central heating system. Underfloor heating and chrome towel radiators to bathrooms and en suites.

Polished chrome electrical switches and sockets.

Hardwired for multi-room centrally operated audio system with ceiling recessed speakers.

Security

CCTV video entry security system. Intruder detection alarm system.

Miscellaneous

10 year house builder warranty.

Schools

Fossaway primary school is conveniently located just 1/4 mile away along the Back Crook. Dollar Academy is 7 miles/10 minutes drive and the new Kinross High School campus is just 5 miles/10 minutes drive.

Additional Land

Additional land adjacent to the site may be available by separate negotiation.

Directions

From Kinross/M90 - Take exit at junction 6 of M90 and take westbound A977 (signposted Kincardine Bridge). After 5 miles, on entering the 40mph zone at Drum, turn right (signposted Yetts of Muckhart). After 50 yards turn left in the Back Crook (20 mph zone). Wester Crosslands is 200 yards farther on the left hand side of the road.

From Kincardine Bridge - Take A977 eastbound and pass through village of Crook of Devon, Approx 1/4 mile east of Shell petrol station turn left (signposted Yetts of Muckhart). After 50 yards turn left in the Back Crook (20 mph zone). Wester Crosslands is 200 yards farther on the left hand side of the road.

Viewing

Viewing by appointment through Andersons LLP 01577 862405 or M & S Character Homes 07842 199788

Offers

These should be in writing to our Kinross Office.



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.



SCHEDULE OF ACCOMMODATION

GROUND FLOOR

| | | |
|--------------|---------------|-----------------|
| HALL | 5.40m x 2.71m | (17'9" x 8'11") |
| LOUNGE | 4.39m x 4.17m | (14'5" x 13'8") |
| FAMILY ROOM | 4.17m x 3.28m | (13'8" x 10'9") |
| DINING AREA | 4.32m x 3.23m | (14'2" x 10'7") |
| KITCHEN | 4.33m x 4.05m | (14'2" x 13'3") |
| WC | 2.21m x 1.54m | (7'3" x 5'1") |
| UTILITY ROOM | 2.98m x 2.25m | (9'9" x 7'4") |
| VESTIBLE | 2.56m x 1.55m | (8'5" x 5'1") |
| GARAGE | 6.19m x 6.10m | (20'4" x 20') |

FIRST FLOOR

| | | |
|----------------|---------------|-----------------|
| LANDING | 5.82m x 2.75m | (19'1" x 9'1") |
| BEDROOM 1 | 4.66m x 4.12m | (15'3" x 13'6") |
| BED 1 EN-SUITE | 2.49m x 1.83m | (8'2" x 6'0") |
| BEDROOM 2 | 4.05m x 4.03m | (13'4" x 13'3") |
| BEDROOM 3 | 4.42m x 3.52m | (14'6" x 11'7") |
| BEDROOM 4 | 4.57m x 4.11m | (15'0" x 13'6") |
| BED 4 EN-SUITE | 2.62m x 2.15m | (8'7" x 7'1") |
| BEDROOM 5 | 3.84m x 2.79m | (12'7" x 9'2") |
| BATHROOM | 3.47m x 2.15m | (11'6" x 7'1") |

GROSS INTERNAL AREAS

| | | |
|--------------|----------------------------|-------------------|
| GROUND FLOOR | 106.3 m ² | 1144 SQ FT |
| FIRST FLOOR | 143.5 m ² | 1545 SQ FT |
| TOTAL | 249.8 m² | 2689 SQ FT |
| GARAGE | 36.6 m ² | 394 SQ FT |

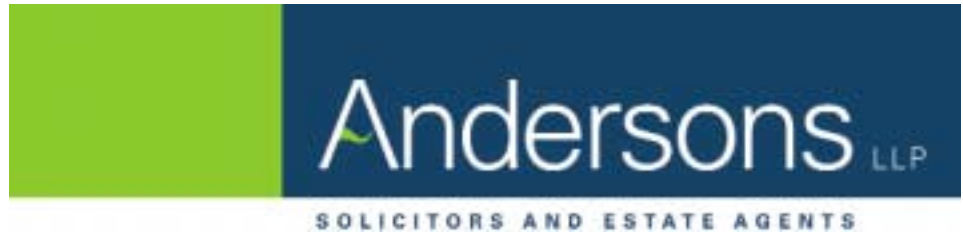
Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: mail@andersons-kinross.co.uk
property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners
Campbell C. Watson LL.B N.P.
Lorna E. Miller LL.B DIP L.P N.P.

Property Manager
John J Kenny



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