

Andersons LLP

SOLICITORS AND ESTATE AGENTS



- Excellently Appointed
- Detached Villa
- Popular Location
- Sitting Room
- Dining Area
- Fitted Kitchen
- Cloakroom
- Bathroom
- Three Bedrooms
- Generous Grounds
- Landscaped Rear Garden
- Driveway Parking
- Double Glazing
- Electric Central Heating

Fixed Price £175,000

4 West Crook Way, Crook of Devon, KY13 0PH

An excellently appointed detached villa in a very popular residential location. This property is set in generous garden grounds with the landscaped rear garden a particular feature. The property comprises sitting room, dining area, fitted kitchen, cloakroom, bathroom and three bedrooms. The property benefits from modern double glazing and an electric heating system. There is driveway parking and the gardens are an excellent feature. Viewing is by appointment and is highly recommended.

CROOK OF DEVON, KINROSS-SHIRE A BETTER PLACE TO LIVE

Crook of Devon is a rural village attractively located on the shores of the River Devon, nestling within the Ochil Hills. The village 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

Entry

Entry is gained via a modern door with double glazed etched panelling to the ground level hall.

Hallway

The hall provides doors into all the main ground level rooms, cloakroom and gives direct access to the stairway to the upper level. Amtico flooring which continues into the kitchen and cloakroom.

Cloakroom

Recently fitted cloakroom with WC, contemporary style wash hand basin and heated towel rail. Fitted wall mirror. Frosted glazed window.

Sitting Room

4.67m by 3.45m (15'3" by 11'4")

Karndean flooring which extends into the adjacent open plan dining area. The sitting room has an attractive window formation to the front. Open plan access to the dining room.

Dining Room

3.60m by 2.89m (11'9" by 9'5")

Attractive formal dining area with double glazed French doors looking onto the rear gardens giving access to the same. Doorway into an understair storage area.



Kitchen

3.02m by 2.51m (9'11" by 8'2")

An attractive kitchen with storage units at base and wall levels, marble effect worktop surface, contemporary sink unit and drainer and with integrated halogen/ceramic hob, integrated oven and spaces and plumbing for other appliances. Window looking onto the landscaped gardens to the rear and doorway giving direct access to same.

Bedroom 3

2.63m by 2.90m (8'11" by 9'6")

Situated on the ground level this third bedroom has a double glazed window to the front. This room is currently utilised as a large office/study room.

Upper Level

Upstairs gives access to a good sized landing, two further bedrooms, bathroom and fitted storage cupboard.

Bedroom 1

3.97m by 3.06m (10'7" by 10'0")

Attractively presented spacious double bedroom with double glazed windows to the front. Fitted quadruple wardrobe with mirrored doors.

Bedroom 2

3.98m by 2.53m (13'0" by 8'3")

Another double bedroom with fitted triple wardrobe with mirrored doors. This room looks onto the enclosed rear gardens.

Bathroom

2.69m by 1.58m (8'9" by 5'2")

A recently fitted bathroom comprising WC, built-in wash hand basin with vanity unit and

bath with electric shower over, Attractive tiled surrounds. Heated towel rail. Velux window. Fitted wall mirror.

Grounds

The property is set in very attractive grounds. To the front there is an extensive lawned garden with flower beds. To the front and side of the property there is a large monoblocked driveway providing tandem parking for several vehicles and giving the option of a garage being erected subject to usual planning consents. The rear garden is an excellent feature. This is an enclosed landscaped garden with well-stocked flower beds, a good sized lawn and patio/barbecue area. The garden enjoys a high degree of privacy bounded by mature trees. There are also two timber garden sheds, one with power.

Viewing

Viewing by appointment through Andersons LLP 01577 862405

Offers

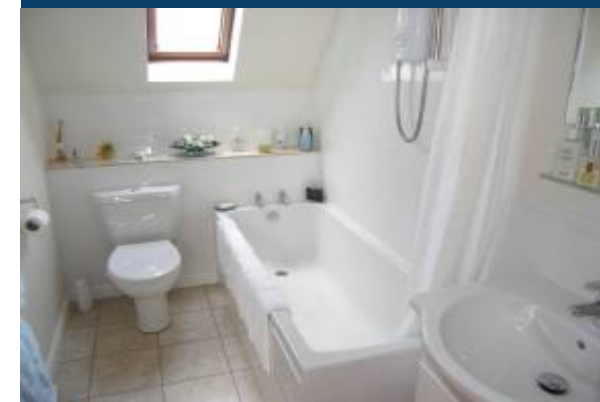
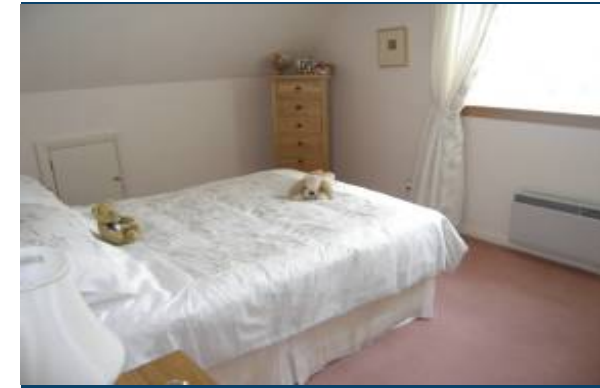
These should be in writing to our Kinross Office.

Extras

Fitted floorcoverings, all vertical blinds and any integrated kitchen appliances will be included.

Measurements

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



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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