

Kingswood Drum, Kinross-Shire



Law Location Life

Kingswood | Drum | Kinross-Shire

An excellent Detached Country Cottage with superb Equestrian Facilities, enjoying an attractive rural setting within approximately 2.78 acres in the sought-after village of Drum, on the outskirts of Kinross. Ideal for equestrian buyers looking to keep their horses at home, Kingswood benefits from a newly constructed full-size riding arena with silica sand and Combi-Ride surface, three stables, generous yard with horsebox parking and three/four grazing paddocks.

The beautifully presented accommodation comprises; Reception Hallway, Sitting Room with wood burning stove, spacious Dining Kitchen, large Utility Room, Three Generous Double Bedrooms and Luxury Family Bathroom.

Attractive walled gardens lie to the front and rear, with the private rear garden providing an excellent outdoor space separate from the equestrian facilities. A side driveway provides additional parking and convenient access to the yard, stables, arena and paddocks.

Despite its semi rural setting, Kingswood is ideally placed for Kinross, excellent local and private schooling and the M90, providing easy access towards Edinburgh, Perth and the wider central belt.

A fantastic opportunity to acquire a comfortable country home with ready-made equestrian facilities and approximately 2.78 acres, with early viewing highly recommended.





Accommodation

Reception Hallway

Entry is from the front into the welcoming reception hallway with LVT flooring. Doors provide access to the sitting room, dining kitchen, family bathroom and useful under-stair storage cupboard, with a carpeted staircase leading to the upper level.

Sitting Room

A bright and generously proportioned dual-aspect reception room with windows to the front and rear enjoying attractive views over the gardens. A feature fireplace with brick surround, oak mantel and wood-burning stove provides an attractive focal point, complemented by a useful storage alcove. LVT flooring.

Dining Kitchen

The spacious dining kitchen is fitted with a good range of storage units at base and wall levels, complemented by worktops, tiled splashbacks and a stainless steel sink and drainer. Integrated appliances include a dishwasher, electric hob, oven and extractor fan, with space for a fridge/freezer and ample room for a generous dining table. Windows to the front and rear provide plenty of natural light. Tiled flooring and door to the utility room.

Utility Room

Situated off the kitchen, the large utility room provides additional fitted storage units, worktops and tiled splashbacks, together with space for a washing machine and tumble dryer. Tiled flooring and an external door providing direct access to the side of the property.

Family Bathroom

A generously proportioned and beautifully appointed family bathroom featuring contemporary wall tiling and stylish brushed brass fixtures and fittings. The suite comprises a bath, walk-in shower, W.C. and twin wall-hung wash hand basins with storage beneath. Further features include a brushed brass heated towel radiator, LVT flooring and a rear-facing window overlooking the gardens.

Upper Landing

The carpeted staircase leads to the upper landing, providing access to three generously proportioned double bedrooms. There are useful wall-to-wall storage cupboards together with a front-facing skylight providing natural light.

Principal Bedroom

A spacious double bedroom with windows to the front and side providing plenty of natural light, with ample space for freestanding bedroom furniture.

Bedroom 2

A further generous double bedroom with windows to the front and side and ample space for freestanding furniture.

Bedroom 3

A well-proportioned double bedroom with a large rear-facing window enjoying attractive views over the garden, paddocks and surrounding countryside.

Gardens & Grounds

Kingswood is set within attractive walled gardens to the front and rear, incorporating generous lawn areas and established planting. The private rear garden provides an excellent outdoor space with stocked flower borders and ample room for outdoor seating, entertaining and growing areas. There are also two timber garden sheds and a log store. A chipped driveway to the side provides off-street parking for several vehicles and convenient access to the grounds and equestrian facilities beyond.

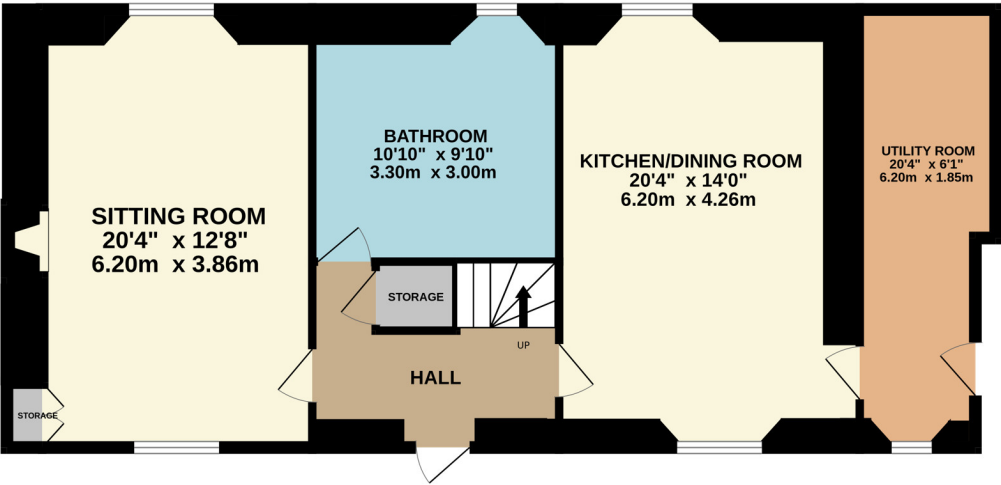
Equestrian Facilities

A particular highlight of Kingswood is the excellent purpose-built equestrian set-up, with the overall grounds extending to approximately 2.78 acres. The facilities include a newly constructed and well-drained 45m x 23m riding arena with luxury silica sand and Combi-Ride Pro surface, a field shelter, hay store, stabling for three horses, a generous yard with ample space for horsebox/trailer parking, and three/four grazing paddocks. The facilities provide an excellent ready-made set-up for purchasers wishing to keep and exercise their horses at home, while the arrangement of the yard, arena and paddocks makes excellent use of the available grounds.

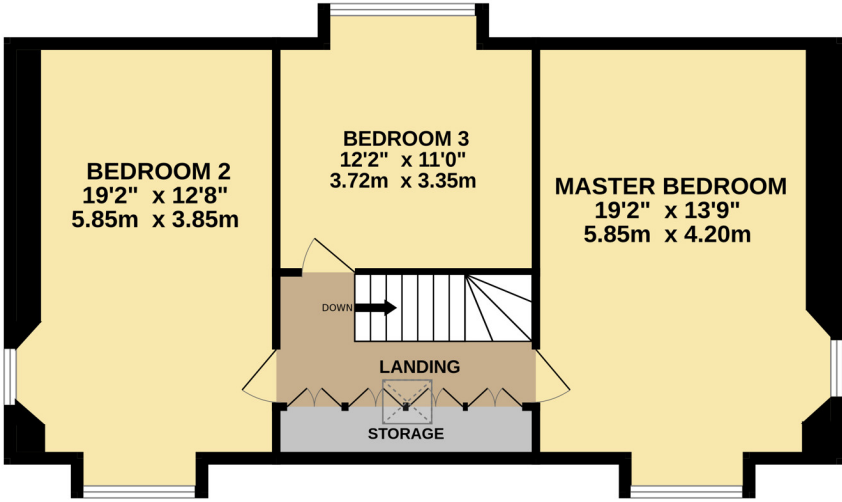
Directions

From Kinross, proceed along the A977 towards Drum. On reaching Drum, turn left and continue for approximately ¼ mile, where Kingswood can be found on the left-hand side.

GROUND FLOOR



1ST FLOOR



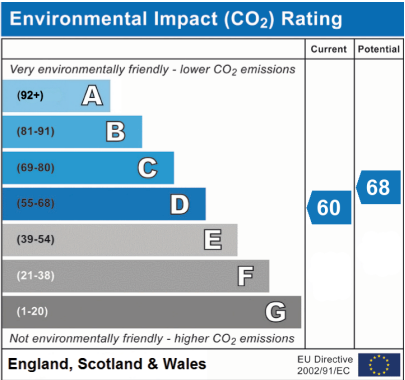
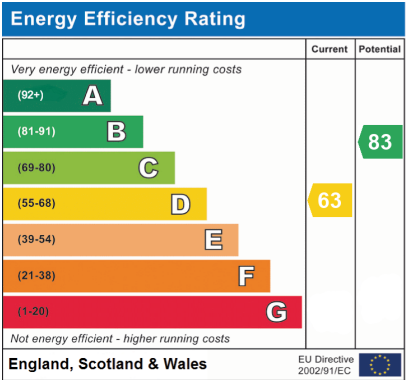
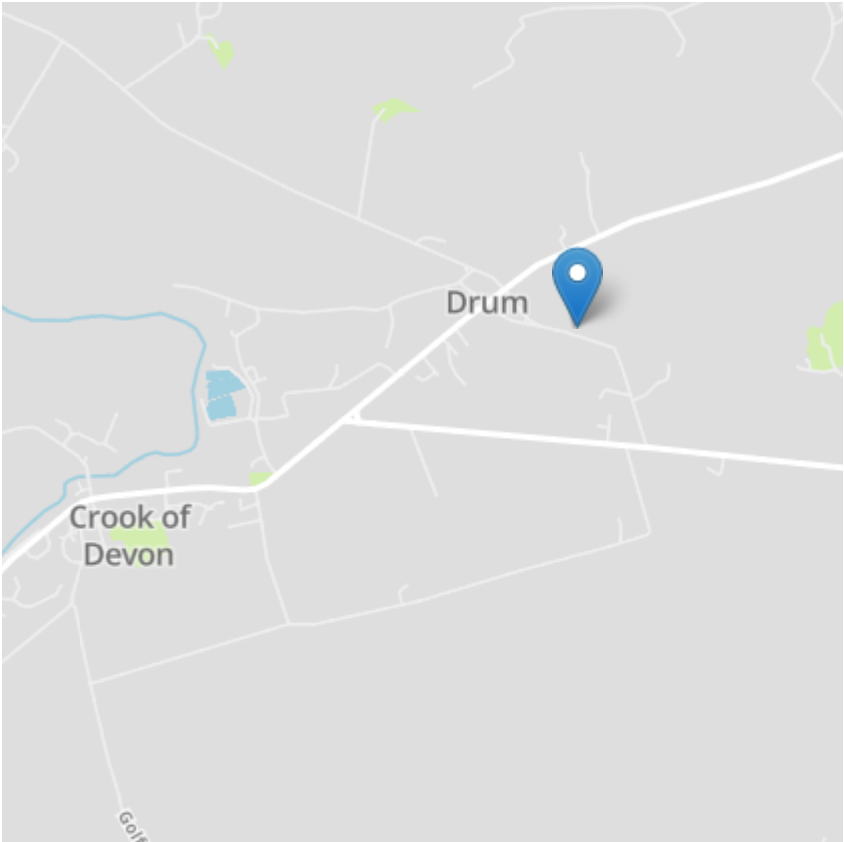
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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KINROSS-SHIRE - A BETTER PLACE TO LIVE

Drum is a popular rural village within easy access of the M90. The nearby town of Kinross offers a good range of shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross-shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance. Add to the mix a wide range of sports clubs and other organisations and it quickly becomes clear why this 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



Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

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

Partners
John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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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