

13 Drummond Park, Crook of Devon, Kinross



Law Location Life

13 | Drummond Park | Crook of Devon | Kinross

Unique opportunity to acquire this deceptively spacious Extended Detached Bungalow, occupying an enviable and sizeable plot, in the sought after village of Crook of Devon.

Situated in a small quiet cul-de-sac, this perfect family home is beautifully presented throughout, with contemporary decor and is offered in move-in condition having been upgraded by the present owners over the last few years.

The accommodation comprises; Entrance Vestibule, Boot Room, Hallway, Sitting Room, Kitchen/Dining Room, Master Bedroom with Dressing Room and En Suite Shower Room, 2 Bedrooms and Family Bathroom.

The property sits in exceptional gardens to the front, sides and rear and further benefits from a single garage, driveway and large enclosed timber car port, which could also be utilised as further outdoor entertaining space.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the side into the entrance vestibule. There is tiled flooring, door to the hallway and open access into the tiled boot room.

Hallway

The hallway has laminate flooring, doors to the sitting room, kitchen/dining room, 3 bedrooms, family bathroom, storage cupboard and hatch to the attic space.

Sitting Room

A large reception room with laminate flooring, windows to the front overlooking the attractive garden and wood burning stove.

Kitchen/Dining Room

The kitchen area has storage units at base and wall levels, worktops, splash back tiling and stainless steel 11/2 bowl sink and drainer. Fitted appliances include double oven, extractor fan and there are spaces and plumbing for usual appliances. There is a window to the side and tiled flooring. The dining area has ample space for dining furniture, French doors to the side into the garden with additional windows to the rear and side.

Master Bedroom

A double bedroom with solid beech flooring and window to the front, with attractive views over the enclosed garden. There is a door to the dressing room.

Dressing Room

The dressing room has carpeted flooring and built in storage with drawers. rails and shelving. There is a hatch to the attic space and door to the en suite shower room.

En Suite Shower Room

The en suite shower room is tiled and comprises; wash hand basin with storage, wc and shower. There is a window to the side.

Bedroom 2

A double bedroom with solid beech flooring, built in wardrobes, fitted cupboard and window to the rear.

Bedroom 3

A good sized 3rd bedroom with sold beech flooring and window to the rear.

Family Bathroom

The family bathroom is tiled and comprises; bath with 'Triton Enrich' shower over, wc and wash hand basin with storage.

Gardens

The property is set in extensive and attractive gardens to the front, sides and rear. The rear garden is fully enclosed with a privacy hedge and has a lawn area, raised wood planters, sun deck, patio areas, pergola, an array of trees, shrubs, plants and flowers and a log store, potting shed and two further sheds. The garden to the front is again fully enclosed with a high degree of privacy. It has a lawn area, patio, greenhouse, summer house, small pond, plants, trees, shrubs and flowers and a large timber car port, which could also be used as an outdoor entertaining area.

Garage & Driveway

To the side of the property is a single garage with up and over door to the front, glazed door to the side, power and light. The driveway is also to the side and can accommodate 2/3 vehicles.

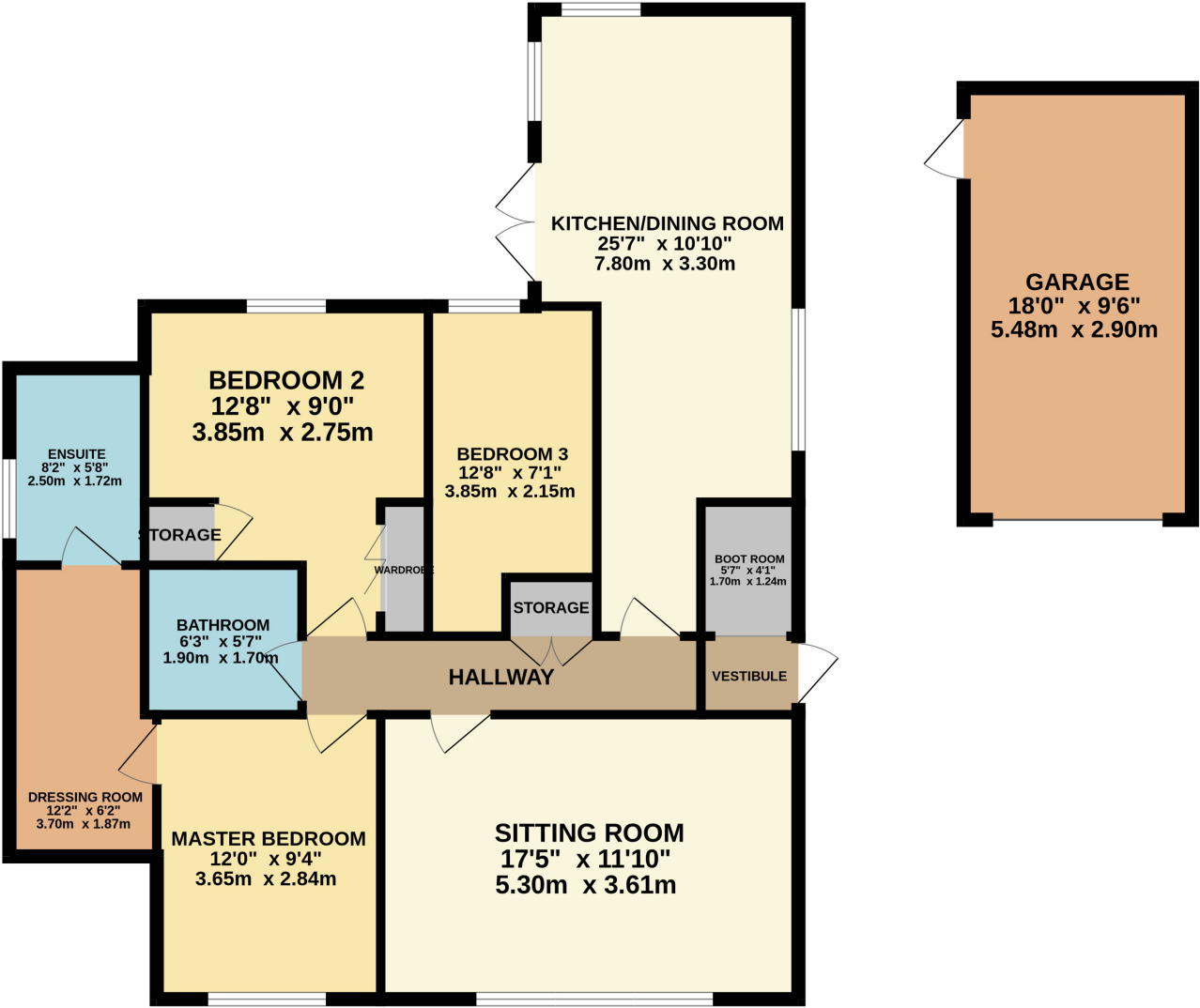
Solar Panels

See home report.

Heating

Oil central heating.

GROUND 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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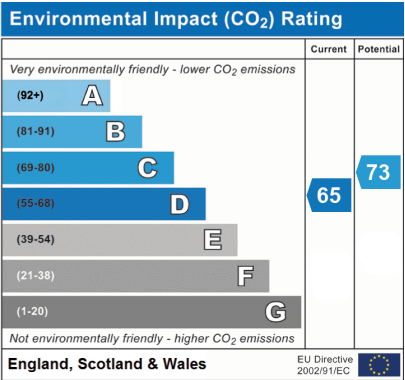
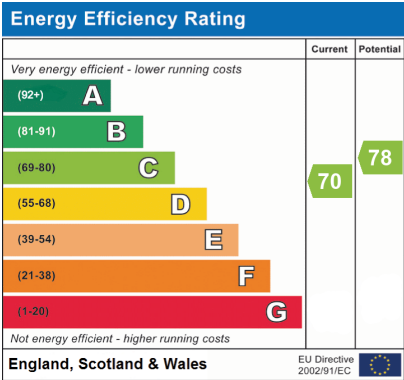
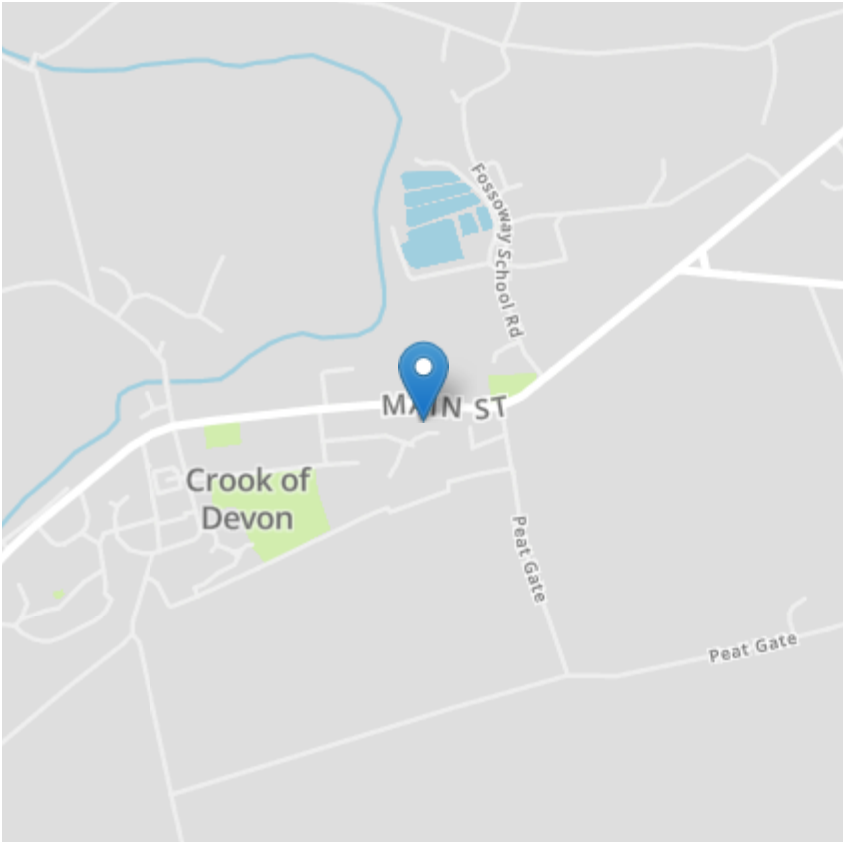




DRUMMOND PARK, KINROSS

- A BETTER PLACE TO LIVE

Crook of Devon is a popular rural village within easy access of the M90, there is a small village shop, pub, petrol station and sought after primary school. The nearby town of Kinross offers a wider 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.



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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.

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

