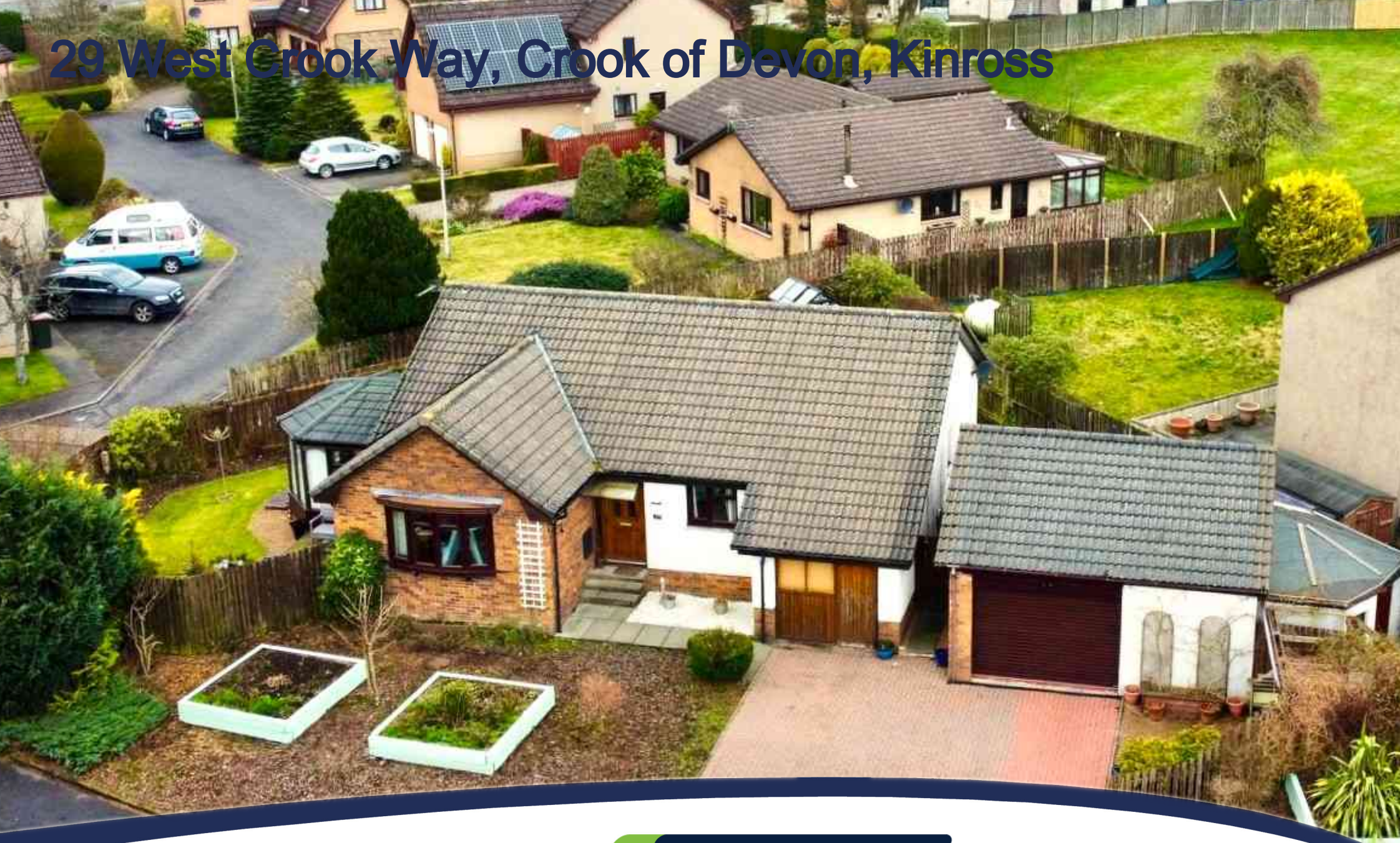


29 West Crook Way, Crook of Devon, Kinross



Andersons

Law Location Life

29 | West Crook Way | Crook of Devon | Kinross

Magnificently appointed Detached Bungalow situated on a large corner plot, in a quiet cul-de-sac, in the popular village of Crook of Devon.

The property is beautifully presented throughout, offering spacious and well appointed accommodation which comprises; Reception Hallway, Sitting Room/Dining Room, Kitchen, Garden Room, Master Bedroom with large En Suite Bathroom, 2 further Double Bedrooms and Shower Room.

Additionally, the property benefits from gardens to the front, sides and rear, mono bloc driveway and a detached garage with workshop.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There are doors providing access to the sitting/dining room, kitchen, 3 bedrooms, shower room, storage cupboard and hatch to the attic.

Sitting Room/Dining Room

An impressive open plan reception room with window formation to the front, ample space for dining furniture and doors providing access into the garden room.

Garden Room

The garden room has windows to the front and sides and French doors into the rear garden.

Kitchen

The kitchen has modern storage units at base and wall levels, worktops and sink and drainer. Fitted appliances include oven, induction hob, extractor fan and there is space and plumbing for appliances. Additionally there is a window to the side and further window and door to the rear.

Master Bedroom

A double bedroom with fitted wardrobe with sliding mirrored doors, window to the rear and door providing access into the en suite bathroom.

En Suite Bathroom

A large en suite bathroom with free standing bath with shower attachment, wc and pedestal wash hand basin. There is a window to the side.

Bedroom 2

A further double bedroom with fitted wardrobe with sliding mirrored doors and window to the front.

Bedroom 3

A third double bedroom with fitted wardrobe with sliding mirrored doors and window to the rear.

Shower Room

A fully tiled shower room with corner shower, pedestal wash hand basin, wc and chrome towel radiator. There is a window to the rear.

Gardens

Set on a large plot, there are gardens to the front, sides and rear. The rear/side enclosed garden has a lawn area with an array of plants, trees, shrubs and flowers, sun deck, patio areas, raised planters, pergola with BBQ area, covered wood store and greenhouse. The front garden has a chipped seating area with pergola, lawn and additional raised planters.

Garage/Workshop

A large garage with additional workshop area. There is an electric door to the front, power, light and a water connection. Additionally there are windows to the sides and 3 doors providing access into the rear garden and front garden.

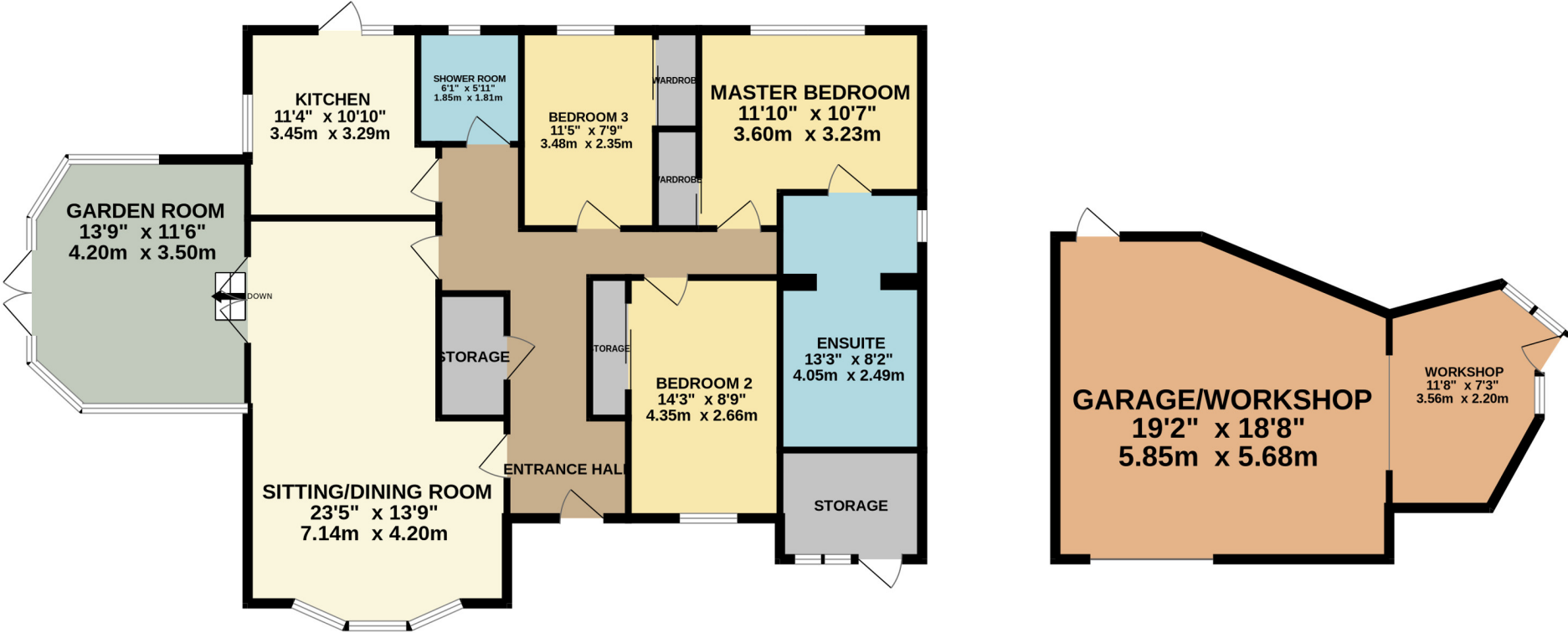
Driveway

There is a mono block driveway to the front which can accommodate 2/3 vehicles.

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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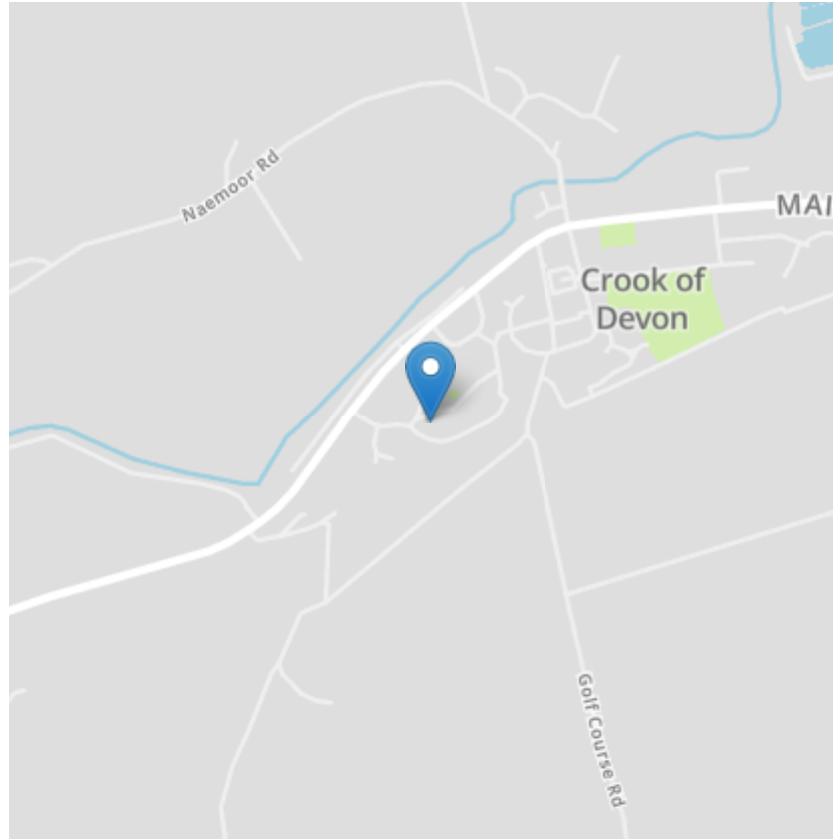




WEST CROOK WAY, KINROSS

- 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

