

Suilven Drum, Kinross



Law Location Life

Suilven | Drum | Kinross

Situated on a large plot of approximately 1/2 acre, this Detached Bungalow in the sought after semi rural village of Drum, offers beautifully presented and spacious accommodation, with stunning countryside views.

The accommodation comprises; Entrance Vestibule, Hallway, Sitting Room, Conservatory, Kitchen/Dining Room, 3 Double Bedrooms, Bathroom and Shower Room.

Additionally the property has beautifully maintained mature gardens to the front, sides and rear, a double garage, boiler room, store room and a large driveway which can accommodate multiple vehicles.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into a bright entrance vestibule. A door provides access into the hallway.

Hallway

The hallway provides access to the sitting room, kitchen/dining room, 3 bedrooms, bathroom and shower room. There are two double fitted storage cupboards and a hatch to the attic space.

Sitting Room

The sitting room is accessed from the hallway or via sliding doors into the kitchen/dining room. This impressive reception room has a multi fuel stove and sliding doors into the conservatory.

Conservatory

With spectacular countryside views, the conservatory has French doors onto the south facing rear garden.

Kitchen/Dining Room

A large open plan kitchen/dining room with windows to the front, side and rear, enjoying beautiful garden views. The kitchen has ample storage cupboards fitted at base and wall levels with worktops and attractive tiling. There is stainless steel sink and drainer, fitted oven, gas hob and spaces for appliances. A door provides access to the hallway. A window to the front overlooks the front gardens and there is also a door to the side leading onto the front driveway. The dining area has a window to the side and rear and sliding doors into the sitting room.

Master Bedroom

The master bedroom has a window to the rear with countryside views and a door to the fitted wardrobe.

Bedroom 2

A double bedroom with window to the front and door to the fitted wardrobe.

Bedroom 3

A third double bedroom with window to the side and door to the fitted wardrobe.

Bathroom

The fully tiled bathroom comprises; w.c, pedestal wash hand basin and bath. There is a fitted storage cupboard and window to the front.

Shower Room

The fully tiled shower room comprises; w.c, pedestal wash hand basin and shower cubicle. There is also a chrome towel radiator.

Gardens

Set within approximately 1/2 acre, the gardens at Sulven are a credit to the owners. The front garden is predominantly laid to lawn with a mixture of mature trees, plants and flowers. A sweeping chipped driveway leads to the garage, driveway and large timber shed. The rear gardens are again predominantly laid to lawn, with mature plants, trees and flowers. Stunning countryside views can be enjoyed from most parts of the garden, with patio areas which make the most of the south facing aspects.

Double Garage

The property benefits from a large double garage with two up and over doors with windows to the side and a door to the rear into the garden. The garage has power and light.

Boiler Room & Store Room

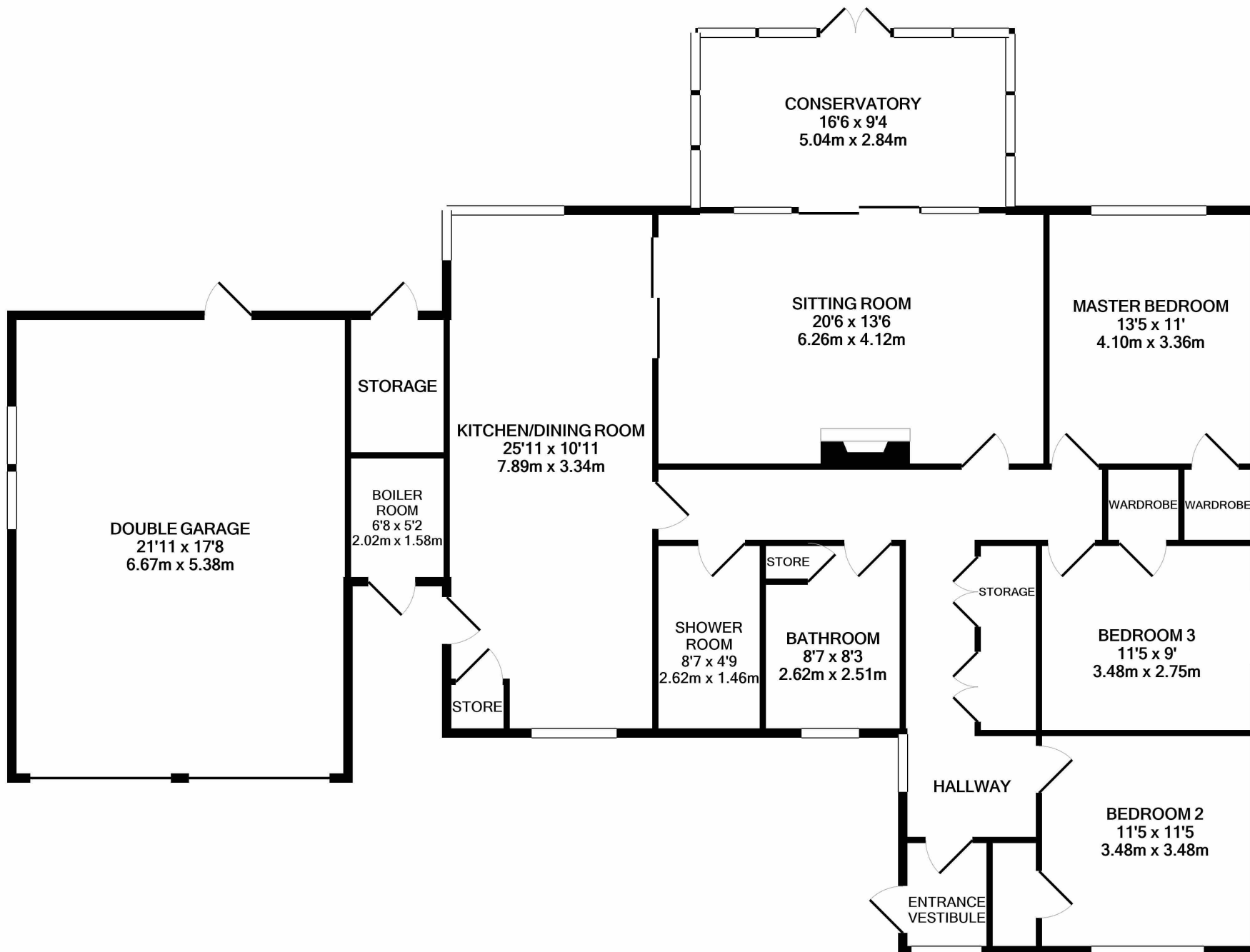
Two useful outbuildings which provide additional storage. The boiler room is accessed from the front and is overlooking the driveway. The store room has a door to the rear and overlooks the rear garden.

Parking

The property boasts a large driveway which could accommodate multiple vehicles.

Heating

LPG Heating.



TOTAL APPROX. FLOOR AREA 2033 SQ.FT. (188.9 SQ.M.)

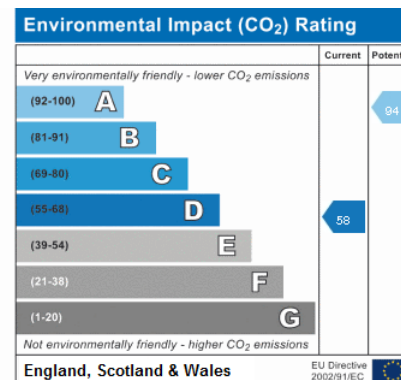
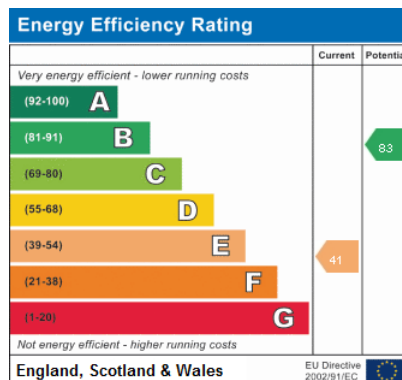
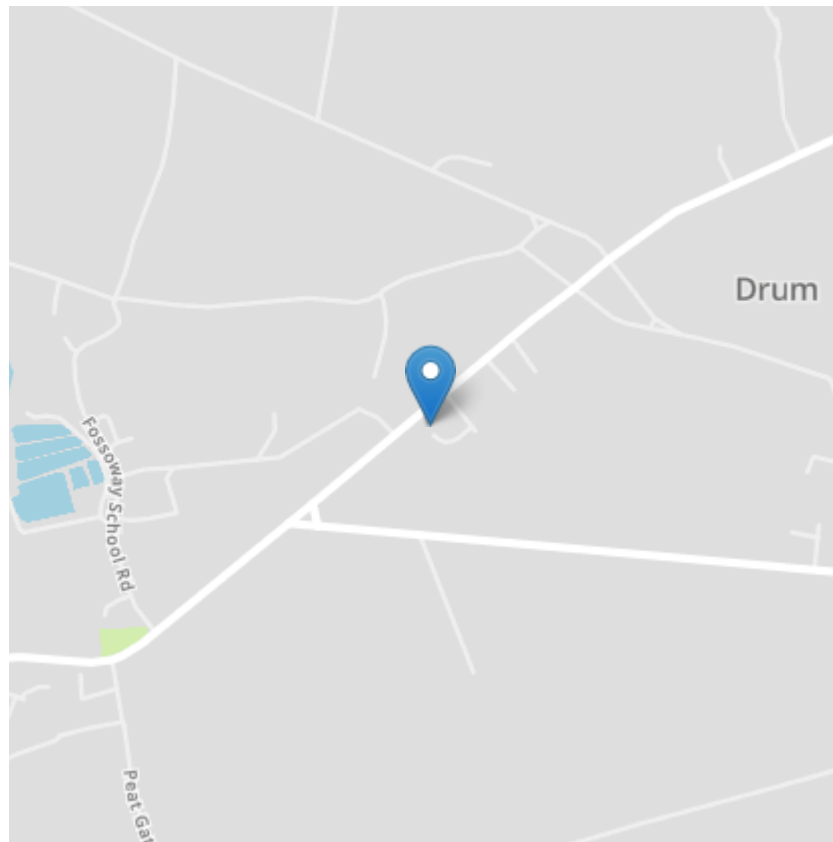
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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





KINROSS - 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

Campbell C. Watson LL.B N.P
Lorna E. Miller LL.B DIP L.P N.P
Property Manager
John J Kenny

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

