

Caorunn

Naemoor Road, Crook of Devon,



Law Location Life

# Caorunn | Naemoor Road | Crook of Devon |

Rarely Available this Well Presented Detached Country Home enjoys an enviable and sought after setting with panoramic views of the surrounding countryside and Hills. Privately situated on the edge of Crook of Devon, the property is set in extensive grounds of around 1.2 acres and is adjacent to open countryside. It offers the attraction of country living allied with the benefits of easy access to nearby Kinross and Dollar as well as the main motorway networks with The Queensferry Bridge some 15 minutes drive.

The property offers huge potential for extension (subject to planning) and currently comprises; Entrance Porch, Hallway with Study Area, Open Plan Sitting Room/Dining Room, Conservatory, Breakfasting Kitchen, Utility Room, 2 downstairs double Bedrooms, Family Bathroom, Upper Level Landing with small Study Area, Master Bedroom, Shower Room and Attic Room.

Additionally there is a garage, driveway, large gardens to the front and rear and oil central heating.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Porch

Entry is from the front into the entrance porch. There is tiled flooring, a window to the front and door to the hallway.

### Hallway

A large carpeted hallway with doors to the sitting room, breakfasting kitchen, bedrooms 2 & 3, family bathroom and 2 storage cupboards. There is a full length window to the rear with stunning views over the gardens and the countryside beyond, a study area and wooden staircase to the upper level.

### Open Plan Sitting Room/Dining Room

A large reception room with carpeted flooring, stone fireplace with gas fire and open access to the dining area. There is a large window to the front. The dining area is carpeted with space for a dining table, open access to the breakfasting kitchen and French doors to the conservatory.

### Conservatory

The conservatory has tiled flooring, open aspects to the rear garden and countryside and French doors to the rear.

### Breakfasting Kitchen

The breakfasting kitchen has storage units at base and wall levels, worktop, splash back tiling, stainless steel sink and breakfast bar with seating for 4. There is an extractor fan and space for a cooker/hob. Doors provide access to the hallway and utility room, there is a window to the rear and vinyl flooring.

### Utility Room

The utility room has tiled flooring, storage units at base and wall levels, stainless steel sink and drainer and space and plumbing for a washing machine, dishwasher and fridge/freezer. There are windows to each side and door to the side into the rear garden.

### Bedroom 2

A double bedroom with carpeted flooring, fitted wardrobe and window to the front.

### Bedroom 3

A further double bedroom with carpeted flooring, window to the front and fitted wardrobe.

### Family Bathroom

The family bathroom comprises; wc, bidet, built in wash hand basin with storage, corner bath with 'Triton' shower over and chrome towel radiator. There is vinyl flooring and window to the rear.

### Upper Level Landing

The carpeted staircase provides access to the upper level landing. There is a small study area, Velux window to the front and doors providing access to the master bedroom, shower room and attic room.

### Master Bedroom

A large master bedroom with 3 windows to the rear, providing exceptional countryside and hill views, 2 Velux windows to the front and carpeted flooring.

### Shower Room

The shower room comprises; shower cubicle with 'Triton' shower, wc, pedestal wash hand basin and towel radiator. There is a Velux window to the rear and vinyl flooring.

### Attic Room

A useful storage space, that could be easily converted to a further bedroom (subject to planning consents).

### Gardens

The property is set within 1.2 acres of mature grounds. The rear garden is fully enclosed and predominantly laid to lawn, with patio areas, timber summer house and greenhouse. There are wild flowers, plants and mature trees. The front garden is again laid to lawn, with borders of flowers, plants and shrubs, a rockery and a vegetable patch.

### Driveway

There is a mono block driveway to the front which can accommodate 4+ vehicles.

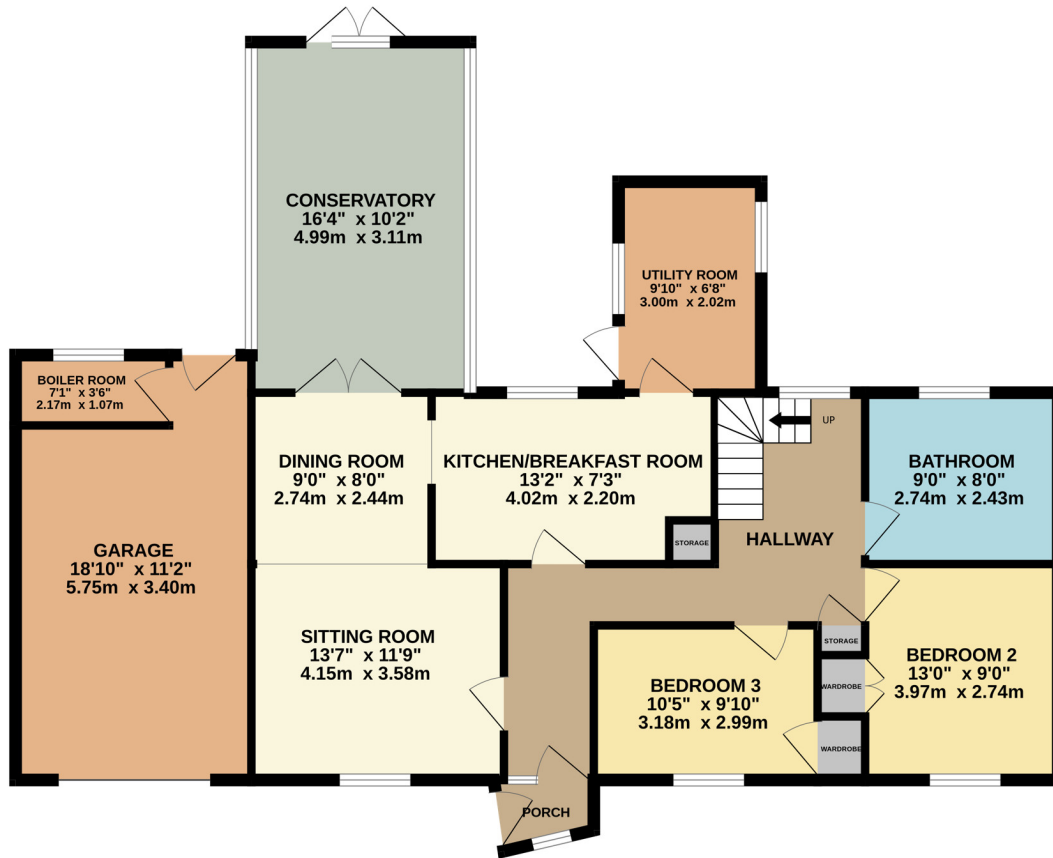
### Garage

The garage has power and light, electric door to the front and window and door to the rear into the garden.

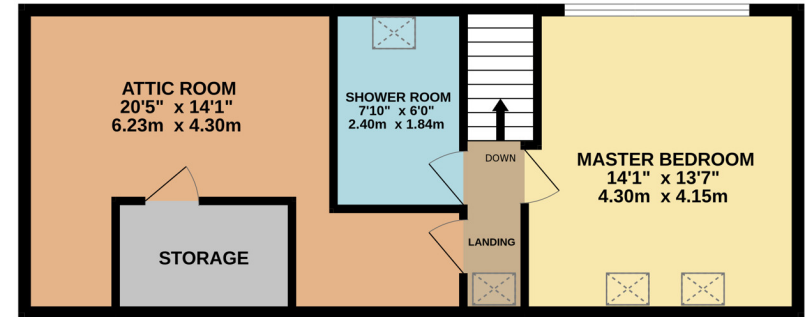
### Heating

Oil central heating.

GROUND FLOOR



1ST FLOOR



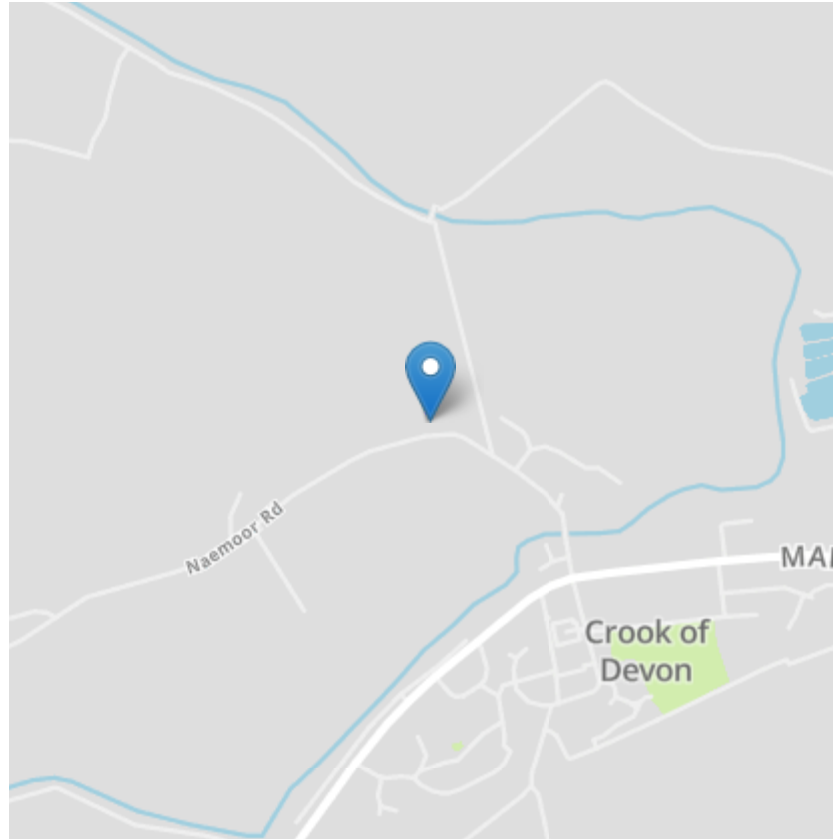
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	52	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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#### Partners

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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

