



**Offers Over £235,000**  
**1 St Serfs Road, Crook of Devon, Kinross, KY13 0PQ**

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Delmor are delighted to be marketing this rarely available substantial detached bungalow located in a rural setting. Crook of Devon is a popular village offering good local amenities such as a pub, post office, village shop, garage and primary school. Kinross is just 6 miles from the village and offers a wider range of amenities such as supermarket, banking and local shops and has its own newly built High School. The property briefly comprises of - Entrance hallway. Bright spacious lounge with French doors leading to the rear gardens. Toilet comprising of WC and wash hand basin. There are three bedrooms. Bathroom comprising of bath with overhead shower and screen. Vanity unit housing the wash hand basin and WC. Modern kitchen with floor and wall mounted units incorporating 5 burner gas hob with overhead extractor fan and splashback tiling. Wall mounted double oven. Integrated dishwasher. Access to the garage. The front gardens are open and mostly laid to lawn. Mono block driveway leading to the integral garage which is plumbed for washing machine. The rear gardens are fully enclosed and mostly laid to lawn. There is a patio area. The property also benefits from lpg/calor gas central heating and double glazing which is still under warranty. Early viewing is highly recommended to fully appreciate the space and layout on offer.

## Ground Floor

### Entrance Hallway



### Lounge



5.5m x 3.6m (18' 1" x 11' 10")

## Toilet



1.4m x 1.9m (4' 7" x 6' 3")

## Kitchen



3.9m x 2.8m (12' 10" x 9' 2")



**Bedroom**



3.3m x 2.5m (10' 10" x 8' 2")

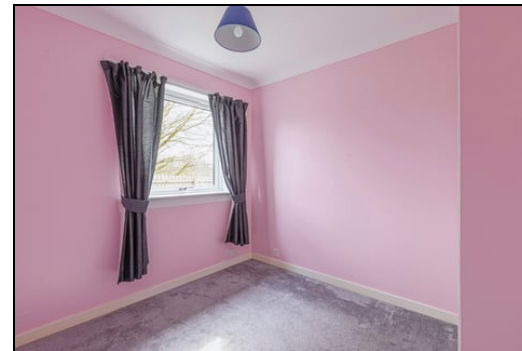
**Bedroom**



2.9m x 2.9m (9' 6" x 9' 6")

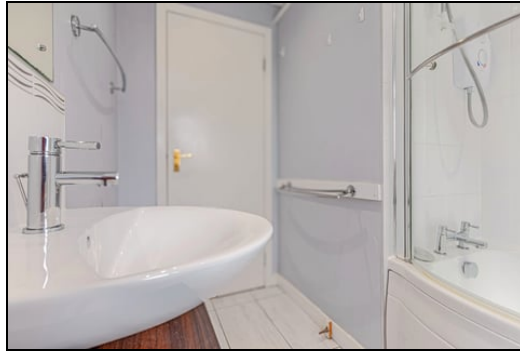


**Bedroom**



2.5m x 2.8m (8' 2" x 9' 2")

## Bathroom



2.7m x 1.9m (8' 10" x 6' 3")

## Gardens



## Extras

All floor coverings. Gas hob. Extractor fan. Double electric oven. Integrated dishwasher. Integrated fridge.





## **APPLIANCES/SERVICES**

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

## **MORTGAGE & FINANCIAL ADVICE**

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

## **FREE VALUATION**

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

## **SONIC**

### **TAPE**

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

## **MEASUREMENTS**

All measurements are approximate.

# GROUND FLOOR

