

Plot 3 Naemoor Gardens, Crook of Devon



Law Location Life

Plot 3 | Naemoor Gardens | Crook of Devon

A unique opportunity to purchase this generously sized residential plot, extending to 0.5 acres, with full planning permission for a 2 Storey Luxury Dwellinghouse.

Situated within a small development of similar properties, in a semi rural location, this riverside plot boasts enviable views over the River Devon.

The accommodation comprises; Ground Floor - Open Plan Kitchen, Dining, Sitting Room, Utility Room, Family Room/Bedroom 4 (En Suite Shower Room), Bedroom 5 and Study.

First Floor - Master Bedroom (En Suite Bathroom and Dressing Room, 2 further Bedrooms, Playroom and Shower Room.

Additionally there is a double integral garage, superb gardens with an array of trees, including Maple and the opportunity to acquire further paddock ground and bridge access over the River Devon (both by separate negotiation).

Viewing is highly recommended.



Accommodation

Ground Floor - Open Plan Kitchen/Dining/Sitting Room, Utility Room, Family Room/Bedroom 4 (En Suite Shower Room), Bedroom 5 & Study.

First Floor - Master Bedroom (En Suite Bathroom & Dressing Room, 2 further Bedrooms, Playroom & Shower Room.

The Property further benefits from a Double Integral Garage, Driveway and Gardens with views over the River Devon.

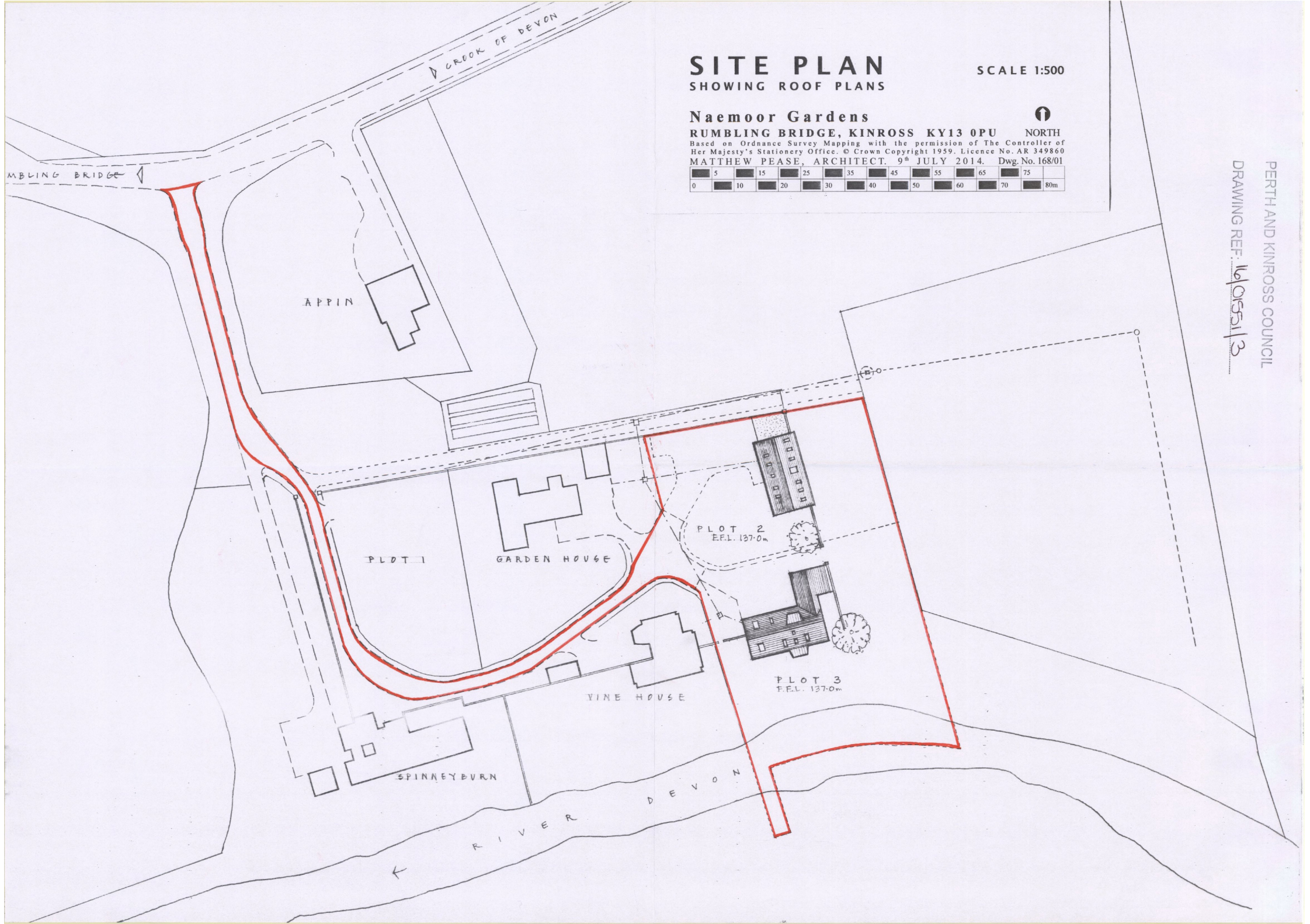
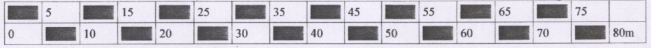
SITE PLAN

SHOWING ROOF PLANS

SCALE 1:500

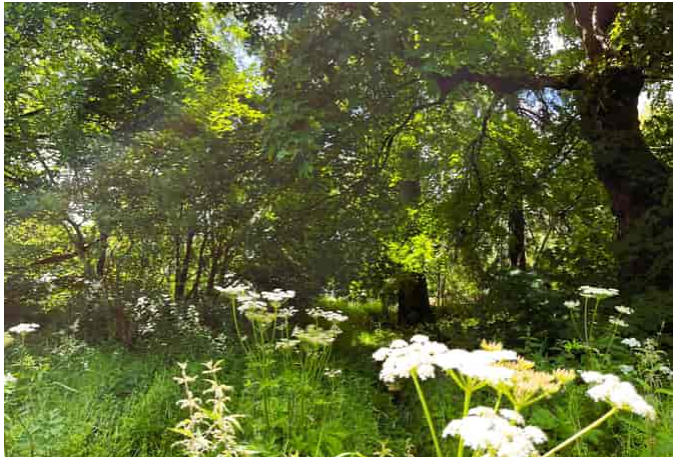
Naemoor Gardens

RUMBLING BRIDGE, KINROSS KY13 0PU NORTH
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MATTHEW PEASE, ARCHITECT. 9th JULY 2014. Dwg. No. 168/01



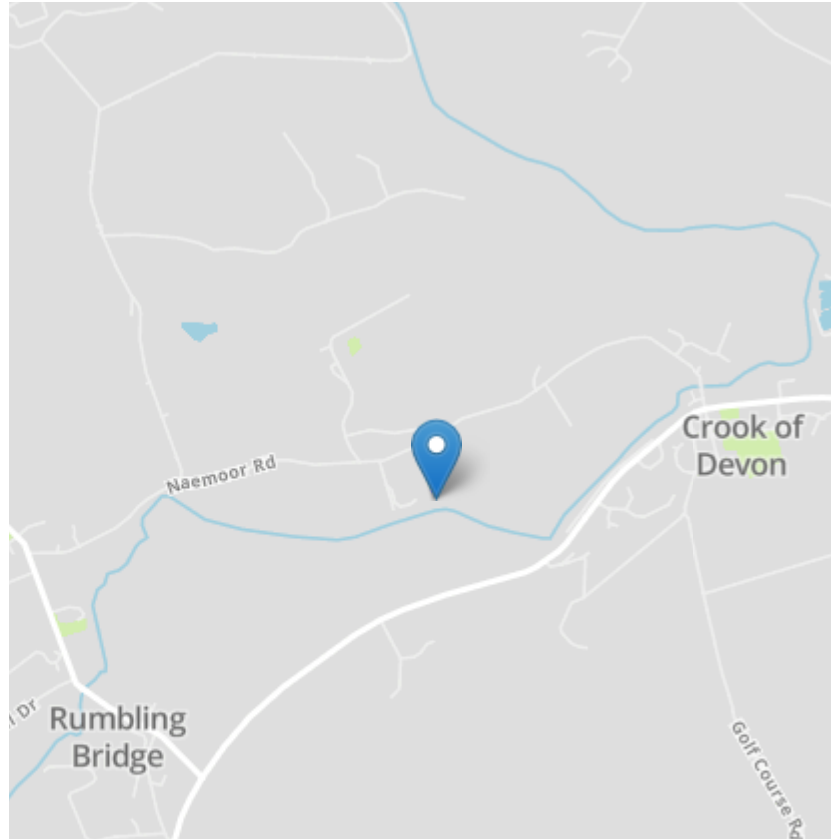
PERTH AND KINROSS COUNCIL
DRAWING REF: 16/0551/3





NAEMOOR GARDENS, CROOK OF DEVON - 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

