



LUXURY HOMES COLLECTION

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## ROSEBANK COTTAGE *DRUM, KY13 0UN*





# Rosebank Cottage



Nestled in the charming location of Drum, this detached house offers a delightful blend of space and style. Boasting two reception rooms, four bedrooms, and three bathrooms spread across 1,475 sq ft, this property is perfect for those seeking a comfortable and spacious living environment.

Upon first glance, you might underestimate the true beauty of this home from the kerb-side, but don't be fooled - its unique back-to-front appeal is truly outstanding. The large summerhouse not only adds character to the property but also provides versatile space that can be utilised as an office or extra accommodation, catering to all your needs.

One of the standout features of this house is its seamless integration of the outdoors with the indoors, allowing you to enjoy the beauty of nature from the comfort of your own home. Imagine waking up to the serene surroundings and fresh air every day, truly living the country-life in style.

If you are looking for a property that offers both functionality and charm, this house in Drum is the perfect choice. With its spacious layout, versatile outdoor summerhouse and unique design, this property has the potential to be your dream home.

**Offers Over £350,000**





## Situation

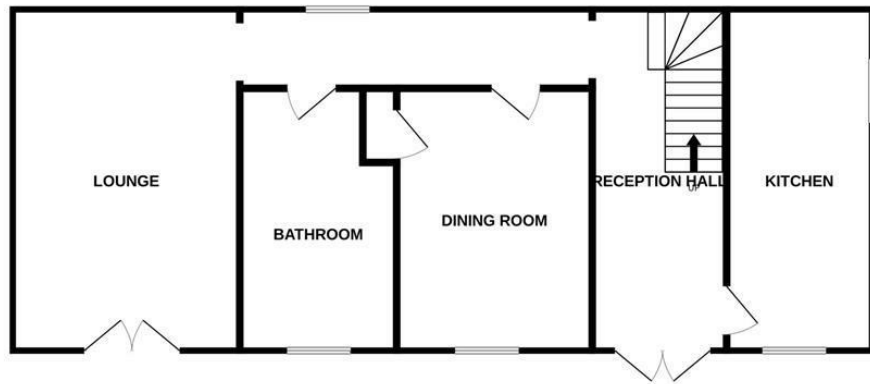
Drum is a rural village located just off the A977 and offers excellent walking and cycling paths, Fossoway Primary School and Nursery, community woodlands, and is within easy access of the surrounding villages, the town of Kinross and the M90. Crook of Devon can be accessed by a short walk which offers good local amenities including a pub, a post office and shop, the village hall and a garage.

## Description

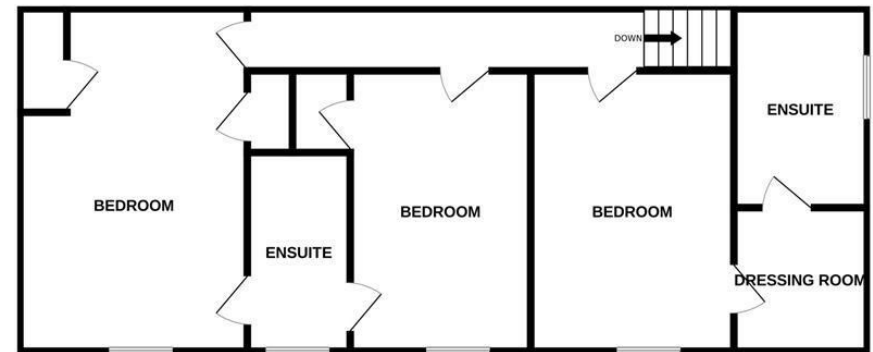
This privately located detached house offers 4 bedrooms providing a high standard of accommodation for a family, or even a couple who perhaps like entertaining or just having lots of available space to enjoy. This home has a walk-in reception area, leading to a functional modern kitchen to the right and the dining room on the left at the hallway entry. Then follows a bathroom with shower over bath. A beautiful lounge is located at the end of the hall-way with super views to the garden. Upstairs, there are 3 bedrooms; the master with en-suite bathroom with shower over bath and has a superbly designed walk-in wardrobe space. The two other large bedrooms are served by a jack and jill bathroom with functional large shower space. The outer large summerhouse adds flexible double accommodation or office space. It is a lovely setting with patio seating to the rear of the summerhouse. The outlook is south facing allowing sunlight to flood the summerhouse and the views bring an added touch of tranquillity.



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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## Kitchen

The kitchen is modern and functional with all necessary appliances in place.

## Reception Room

On entry through the double doors, a beautiful reception area exists. It emanates warmth and luxury with the modern biomass fireplace which was recently installed.

## Dining Room

A well positioned dining room which can potentially host dining for 8-10 people. This could potentially be utilised as a further bedroom if so required. Decor is fresh and modern. Window is south facing.

## Lounge

The property boasts a seamless flow, culminating in a lounge with patio doors that open inwards, blending the outdoors with the indoors. This inviting space offers stunning views of the garden and distant fields. A charming fireplace provides the perfect finishing touch to the room.

## Downstair bathroom

The bathroom features a bath with an overhead shower, creating a spacious and well-lit space.

## Master Bedroom

The master bedroom, located on the first floor, is spacious and offers extensive storage, featuring a separate walk-in wardrobe. It also leads to an ensuite bathroom equipped with a bath and an overhead shower.

## Double Bedrooms

Two additional spacious double bedrooms on the first floor are served by a Jack and Jill shower room. The space is immaculate.

## Garden grounds

The expansive garden area includes a large, secure summerhouse that can serve as either a workspace or extra accommodation. It comes fully serviced including strong wifi. For those who enjoy outdoor

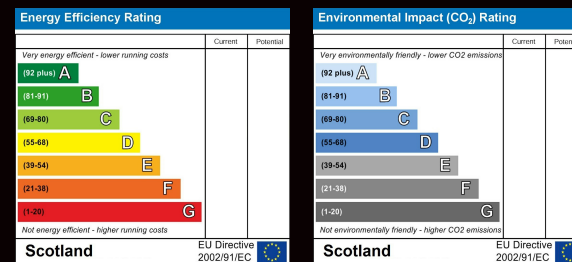
cooking or barbecues, there is an ideal space with a designated raised patio area right beside the shed. The garden offers complete seclusion without any overlook from neighbours.

## Want to arrange a viewing?

Don't hesitate to arrange an appointment by calling Lynda Wilson on 07809330678, your Amazing Results professional estate agent.

## Want to know what your home is worth?

Interested in the value of your home? Schedule a complimentary valuation by reaching out to Lynda Wilson at Amazing Results Estate Agent. We operate seven days a week, ensuring a hassle-free experience in finding an appointment time that suits you.





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