



6 Moubray, Crook of Devon, KY13 0UU  
Offers Over £255,000







6 Moubray is a well-presented and spacious detached villa. This property is ideally located with open aspects over the countryside to the rear, offering a sought-after rural lifestyle in the picturesque village of Crook of Devon. Ideally situated for schooling both at Dollar Academy or the nearby Kinross. The property comprises of a welcoming hallway that has stairs to the upper level and access to all ground floor accommodation. The lounge is a bright and spacious room with dual aspect windows with an extra large picture window to the front and door leading to the kitchen. The dining kitchen is a good size and is fitted with ample base and wall units, space for dining and door leading through to the utility. The utility has space and plumbing for usual appliances, storage cupboard and door leading to the rear garden. This property benefits from having a downstairs bedroom with storage and a family bath/shower room. The upper level has 2 further bedrooms, both with storage and a useful cloakroom. Externally this property has an impressive, enclosed garden to the rear maximising the fantastic views over the fields towards the River Devon, with well stocked borders and lawn area. The front of the property has a garden area and large driveway leading to the double garage. Viewing is highly recommended.





## VIEWINGS

Viewings are strictly by appointment with Morgans.

## EXTRAS INCLUDED IN THE SALE

All fitted floor coverings and light fittings will be included in the sale.

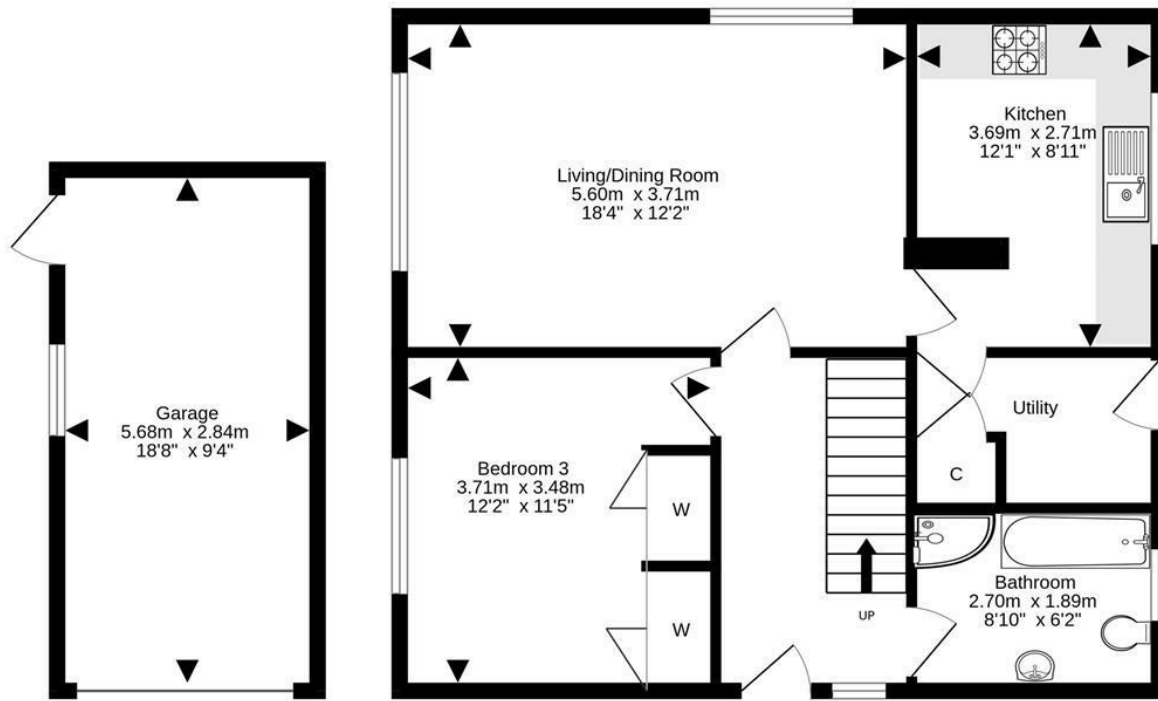
## MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, please contact us.

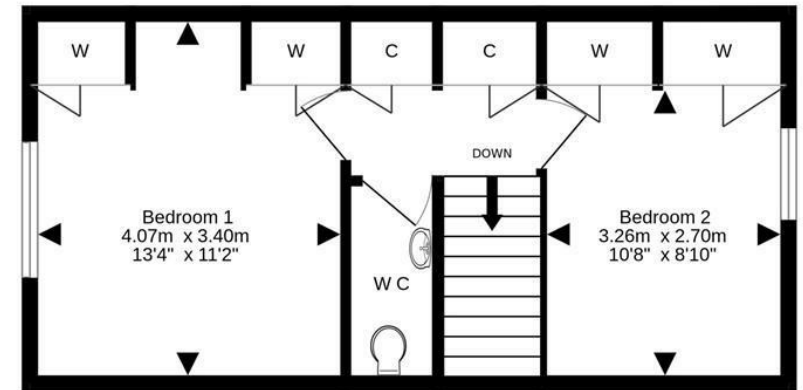








Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.