

KINGFISHER COTTAGE CROOK OF DEVON KY13 0UL

HARPER & STONE
ESTATE & LETTING AGENTS





KINGFISHER COTTAGE

CROOK OF DEVON, KY13 OUL

PROPERTY FEATURES

- 4-bedroom semi-detached cottage
- Idyllic setting
- Sunroom with stunning outlook over a pond
- 2 bedrooms with en-suite
- Open plan lounge/dining/kitchen
- Log burning stove
- Utility room
- Built in wardrobes in 3 bedrooms
- Kitchen has been upgraded since photos on listing

Harper & Stone are delighted to bring to the rental market Kingfisher Cottage, a delightful semi-detached cottage set in idyllic surrounds in the village of Crook of Devon. This charming property is a must see and early viewing is recommended.

On the ground floor you will find a modern, open plan lounge, kitchen and dining room. The lounge area boasts windows on two sides allowing for lots of natural light. A wood burning stove provides a focal point to the room.

The kitchen is of a modern shaker-style and includes induction hob, electric fan oven, ceramic sink, integrated dishwasher and large fridge freezer. The kitchen has been fully updated since the image shown and now also includes a peninsula with bar seating. A utility room provides another sink, useful storage and washing machine plus space for additional appliances belonging to the tenant. A WC is located off the utility area.

The highlight of this property is the lovely sunroom which offers large windows on three sides, allowing stunning views over a small pond and towards the surrounding







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countryside.

Completing the ground floor is a downstairs bedroom with jack & jill en-suite and a large hall with inbuilt storage cupboard.

Upstairs you will find the master bedroom which includes an en-suite shower room and built-in wardrobes. The main bathroom features WC, pedestal sink and shower cubicle. A further two double bedrooms, including built-in storage completes the upstairs accommodation.

Externally, the property includes a front and rear garden, with decking providing somewhere to relax and

enjoy the beautiful surroundings.

Viewings are strictly by appointment only via Harper & Stone.

No HMO / Non-smokers only / One well behaved pet considered
Council Tax Band F
EER Band C
Landlord Registrations: 320414/340/14531
LARN 1811005

Crook of Devon is a lovely little village with a local pub, post office, paper shop and petrol station. In addition to nearby village amenities, the central location means

that more major facilities can be readily accessed including in the historic towns of Stirling, Kinross and Dunfermline and other nearby towns. Equally Crook of Devon is located just 6.5 miles from the town of Dollar. There is easy access to the main motorway networks and the major cities of Edinburgh and Glasgow, each with an international airport. Schooling is well catered for with a Fossoway Primary School across the road, secondary schooling at Kinross High School, and independent schools including the nearby Dollar Academy.

DISCLAIMER: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of any contract and none is to be relied upon as statements of representation or fact.





