

LENRICK MAIN STREET, KINROSS KY13 0UR

HARPER & STONE
ESTATE & LETTING AGENTS





LENRICK MAIN STREET

KINROSS, KY13 0UR

PROPERTY FEATURES

- Quaint semi detached cottage
- Popular village location
- Built circa 1900
- Providing approximately 104 square meters of living space
- Range of period features
- Fantastic development opportunity
- Deceptively large garden
- Close to local amenities
- Early viewing recommended

Lendrick Cottage is a charming period property with lots of original features and character, the accommodation is versatile and can be utilised as a 2 bedroom or a 3 bedroom if required as one of the reception rooms could easily function as a bedroom. Harper & Stone present to their sales platform a fantastic development opportunity for potential buyers.

The accommodation is presented as below:

Ground Floor: Entrance Vestibule, Hallway, Lounge, Bedroom/Dining Room, Kitchen/Diner, Storage Room and Rear Vestibule.

First Floor: Landing, Two Bedrooms (one with Ensuite Shower Room) and Bathroom.

Entry to Lendrick is via the front door into the generous hallway from where the lower accommodation flows. Lendrick was formerly known as "The Police House" and there are references to this throughout the property. To the right is the front facing lounge with original corning, press cupboard and log burning stove. To the left is "The Charge Room" which presents as a second reception room, office or third bedroom. The rear facing kitchen is a good size and offers room for a seated dining option.

Heading upstairs Bedroom 1 is front facing with a feature bay window. Bedroom 2 is also front facing and retains the original fireplace. Completing the upper living is the Bathroom.

Externally The property benefits from private garden ground to the front, gable and rear bounded by timber fencing and stone walling. The garden ground also incorporates brick retaining walling. To the rear the mature and secluded back garden has great potential going forward. At the far end there is a small burn and stunning views of the surrounding countryside.

Lendrick will benefit from some renovation and upgrading, however once complete, it will present itself as the perfect



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quintessential cosy cottage. A blank canvas waiting to blossom and bloom for its new owners.
The sale will include all fitted floor coverings, window coverings, light fittings and integrated appliances where applicable.

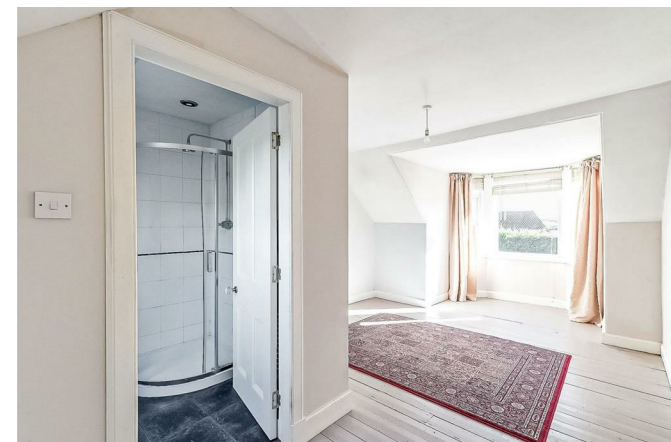
Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band D
EER Band E
Water: Mains
Sewage: Shared Septic Tank
Heating: Oil

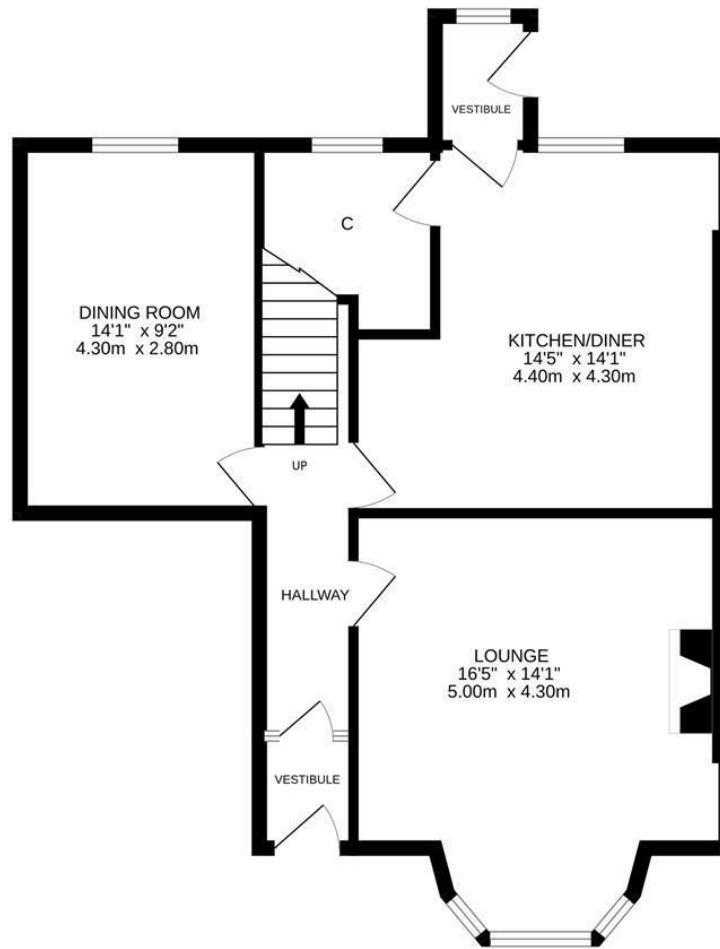
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Crook of Devon is a lovely little village with a local pub, post office, paper shop and petrol station. In addition to nearby village amenities, the central location means that more major facilities can be readily accessed including in the historic 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 Fossaway Primary School across the road, secondary schooling at Kinross High School, and independent schools including the nearby Dollar Academy..

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



GROUND FLOOR



1ST FLOOR

